

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

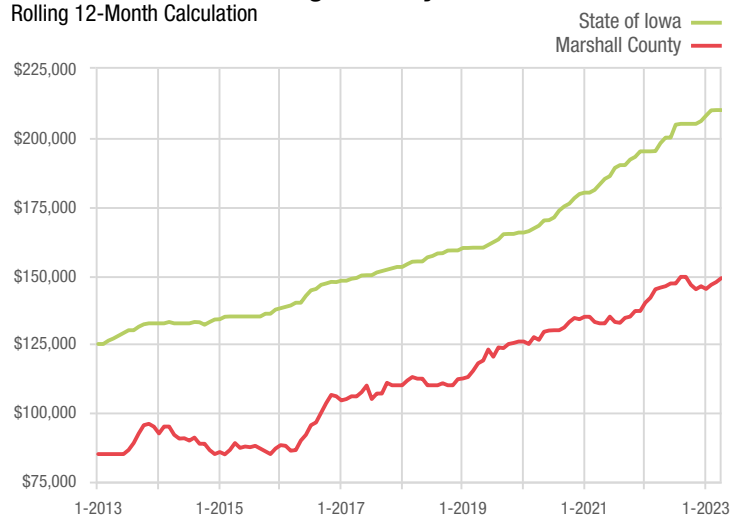
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	32	40	+ 25.0%	140	125	- 10.7%
Pending Sales	35	34	- 2.9%	126	123	- 2.4%
Closed Sales	32	27	- 15.6%	120	96	- 20.0%
Days on Market Until Sale	28	30	+ 7.1%	28	36	+ 28.6%
Median Sales Price*	\$135,450	\$138,100	+ 2.0%	\$137,900	\$142,750	+ 3.5%
Average Sales Price*	\$156,105	\$147,763	- 5.3%	\$153,674	\$154,860	+ 0.8%
Percent of List Price Received*	99.5%	95.9%	- 3.6%	97.9%	96.6%	- 1.3%
Inventory of Homes for Sale	34	40	+ 17.6%	—	—	—
Months Supply of Inventory	0.8	1.1	+ 37.5%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3	1	- 66.7%	6	2	- 66.7%
Pending Sales	3	1	- 66.7%	7	2	- 71.4%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Days on Market Until Sale	0	—	—	53	13	- 75.5%
Median Sales Price*	\$225,000	—	—	\$222,000	\$235,000	+ 5.9%
Average Sales Price*	\$225,000	—	—	\$214,633	\$235,000	+ 9.5%
Percent of List Price Received*	90.0%	—	—	95.9%	98.5%	+ 2.7%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

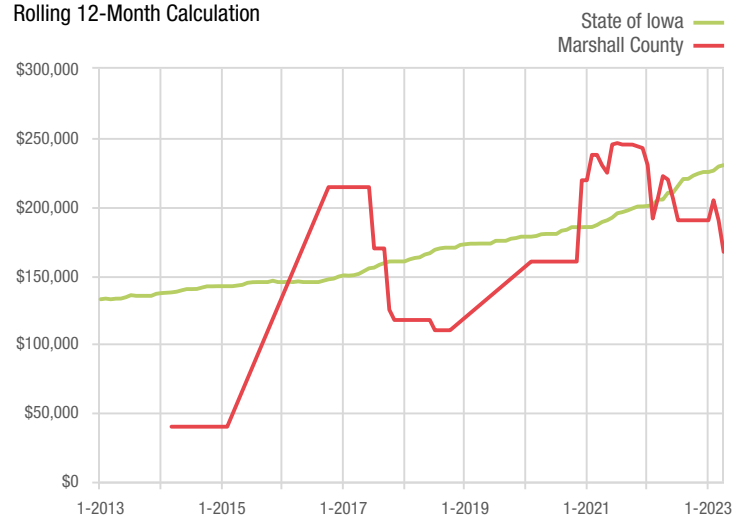
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.