

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

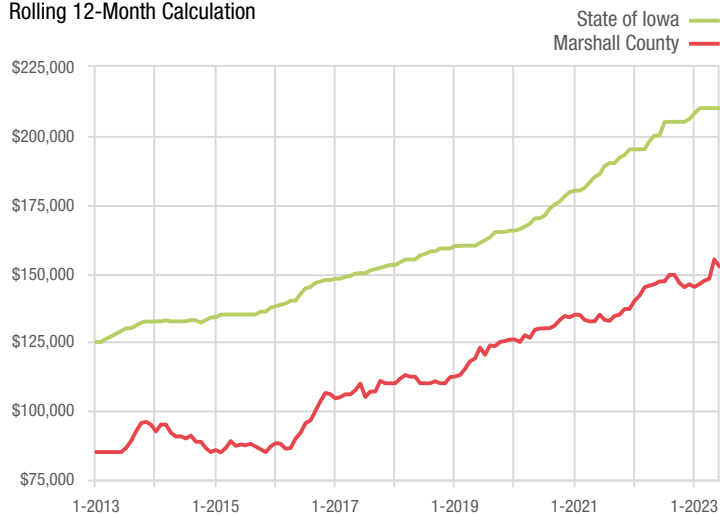
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	56	28	- 50.0%	238	209	- 12.2%
Pending Sales	51	30	- 41.2%	210	203	- 3.3%
Closed Sales	36	32	- 11.1%	190	182	- 4.2%
Days on Market Until Sale	20	17	- 15.0%	24	29	+ 20.8%
Median Sales Price*	\$175,050	\$166,500	- 4.9%	\$144,900	\$157,500	+ 8.7%
Average Sales Price*	\$184,919	\$178,803	- 3.3%	\$162,403	\$166,273	+ 2.4%
Percent of List Price Received*	98.5%	99.3%	+ 0.8%	98.0%	97.5%	- 0.5%
Inventory of Homes for Sale	34	44	+ 29.4%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	1	0	- 100.0%	7	2	- 71.4%
Pending Sales	0	0	0.0%	7	2	- 71.4%
Closed Sales	1	0	- 100.0%	10	1	- 90.0%
Days on Market Until Sale	2	—	—	35	13	- 62.9%
Median Sales Price*	\$113,900	—	—	\$204,450	\$235,000	+ 14.9%
Average Sales Price*	\$113,900	—	—	\$190,660	\$235,000	+ 23.3%
Percent of List Price Received*	99.1%	—	—	97.4%	98.5%	+ 1.1%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

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

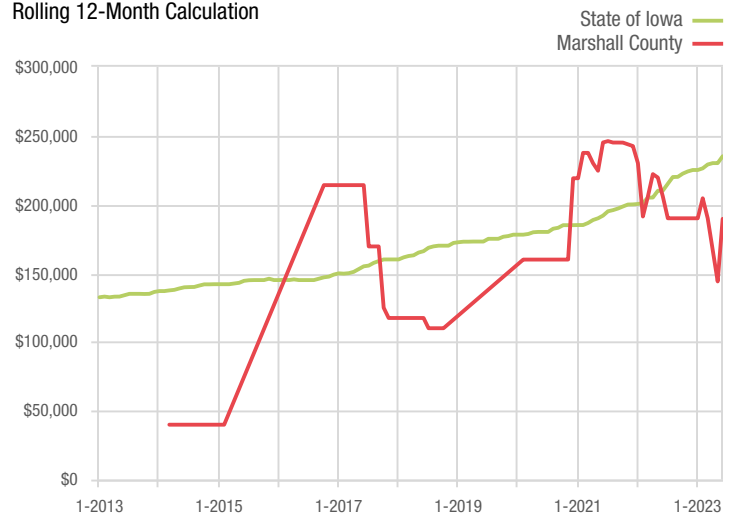
Median Sales Price - Single-Family Detached

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.