

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	16	18	+ 12.5%	491	492	+ 0.2%
Pending Sales	14	28	+ 100.0%	449	443	- 1.3%
Closed Sales	18	30	+ 66.7%	443	428	- 3.4%
Days on Market Until Sale	28	42	+ 50.0%	28	37	+ 32.1%
Median Sales Price*	\$154,000	\$247,500	+ 60.7%	\$232,000	\$270,000	+ 16.4%
Average Sales Price*	\$196,132	\$330,984	+ 68.8%	\$266,138	\$298,180	+ 12.0%
Percent of List Price Received*	95.9%	96.2%	+ 0.3%	98.0%	98.1%	+ 0.1%
Inventory of Homes for Sale	66	61	- 7.6%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

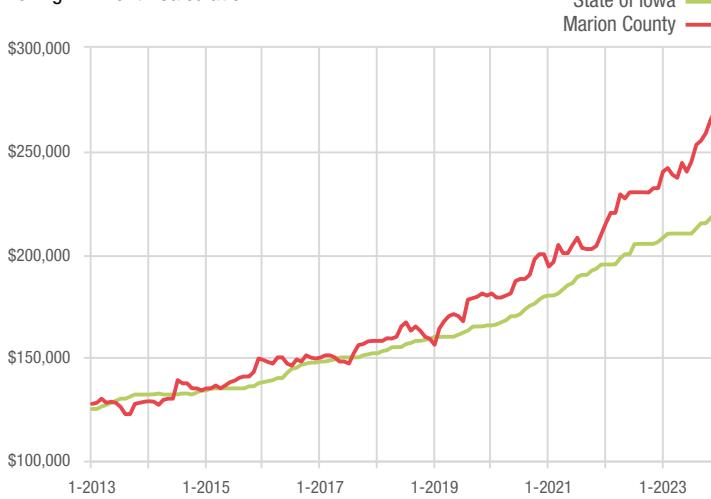
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	7	9	+ 28.6%
Pending Sales	0	0	0.0%	7	7	0.0%
Closed Sales	0	1	—	8	6	- 25.0%
Days on Market Until Sale	—	173	—	156	35	- 77.6%
Median Sales Price*	—	\$229,500	—	\$287,165	\$205,750	- 28.4%
Average Sales Price*	—	\$229,500	—	\$337,798	\$244,250	- 27.7%
Percent of List Price Received*	—	100.0%	—	101.3%	97.8%	- 3.5%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.6	2.1	+ 250.0%	—	—	—

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

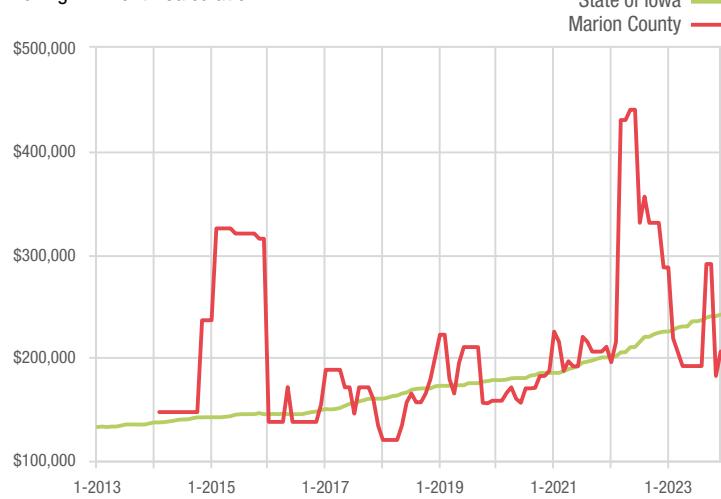
Median Sales Price - Single-Family Detached

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.