

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	19	18	- 5.3%	496	431	- 13.1%
Pending Sales	26	19	- 26.9%	451	424	- 6.0%
Closed Sales	35	31	- 11.4%	463	418	- 9.7%
Days on Market Until Sale	24	26	+ 8.3%	22	27	+ 22.7%
Median Sales Price*	\$152,500	\$150,000	- 1.6%	\$146,000	\$159,900	+ 9.5%
Average Sales Price*	\$164,489	\$184,743	+ 12.3%	\$166,868	\$175,058	+ 4.9%
Percent of List Price Received*	97.1%	97.1%	0.0%	97.7%	97.5%	- 0.2%
Inventory of Homes for Sale	44	42	- 4.5%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

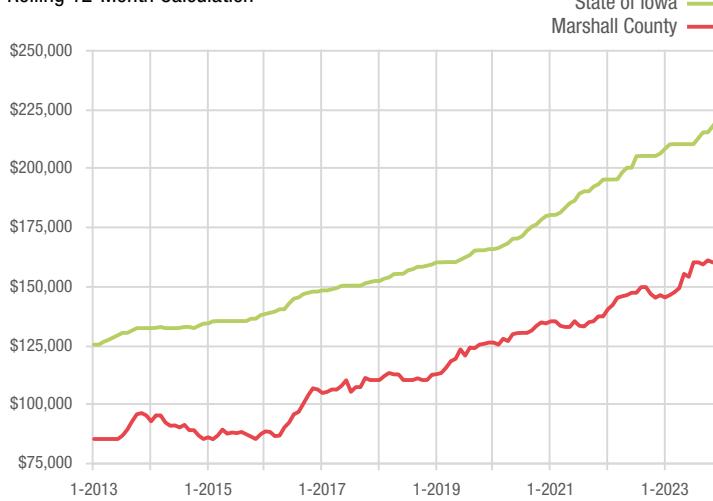
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	8	2	- 75.0%
Pending Sales	0	0	0.0%	8	2	- 75.0%
Closed Sales	0	0	0.0%	11	1	- 90.9%
Days on Market Until Sale	—	—	—	32	13	- 59.4%
Median Sales Price*	—	—	—	\$189,900	\$235,000	+ 23.7%
Average Sales Price*	—	—	—	\$186,418	\$235,000	+ 26.1%
Percent of List Price Received*	—	—	—	97.7%	98.5%	+ 0.8%
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.