

# Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Marion County

### Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	49	63	+ 28.6%	396	432	+ 9.1%
Pending Sales	37	37	0.0%	352	340	- 3.4%
Closed Sales	32	29	- 9.4%	329	328	- 0.3%
Days on Market Until Sale	33	48	+ 45.5%	38	40	+ 5.3%
Median Sales Price*	\$267,450	\$229,900	- 14.0%	\$262,450	\$269,950	+ 2.9%
Average Sales Price*	\$284,075	\$263,264	- 7.3%	\$289,798	\$298,822	+ 3.1%
Percent of List Price Received*	98.4%	97.3%	- 1.1%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	74	118	+ 59.5%	—	—	—
Months Supply of Inventory	2.1	3.3	+ 57.1%	—	—	—

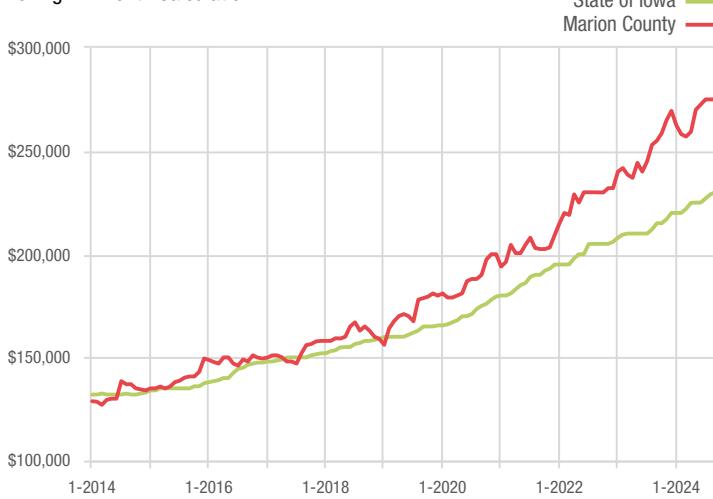
### Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	2	+ 100.0%	6	7	+ 16.7%
Pending Sales	0	1	—	4	7	+ 75.0%
Closed Sales	1	0	- 100.0%	4	7	+ 75.0%
Days on Market Until Sale	0	—	—	9	42	+ 366.7%
Median Sales Price*	\$182,000	—	—	\$290,500	\$235,000	- 19.1%
Average Sales Price*	\$182,000	—	—	\$291,500	\$240,900	- 17.4%
Percent of List Price Received*	101.7%	—	—	99.9%	97.9%	- 2.0%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	3.0	1.1	- 63.3%	—	—	—

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

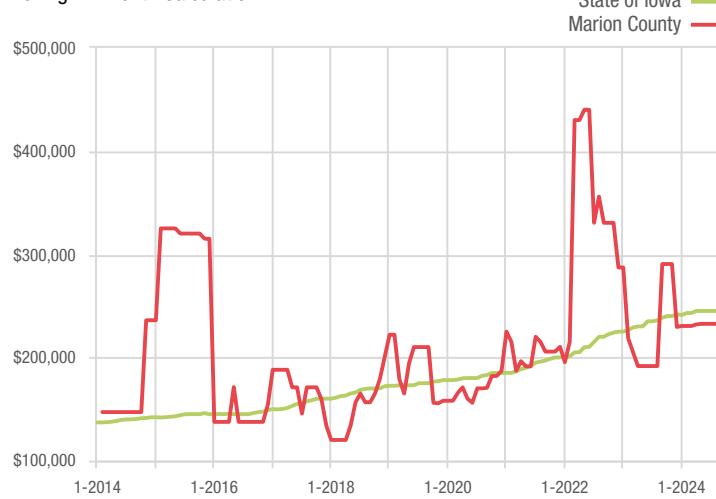
### Median Sales Price - Single-Family Detached

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.