

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	41	50	+ 22.0%	346	378	+ 9.2%
Pending Sales	38	41	+ 7.9%	336	314	- 6.5%
Closed Sales	42	32	- 23.8%	308	289	- 6.2%
Days on Market Until Sale	18	16	- 11.1%	28	25	- 10.7%
Median Sales Price*	\$152,500	\$169,000	+ 10.8%	\$159,900	\$179,900	+ 12.5%
Average Sales Price*	\$181,411	\$209,854	+ 15.7%	\$175,166	\$205,849	+ 17.5%
Percent of List Price Received*	99.5%	98.5%	- 1.0%	98.0%	97.8%	- 0.2%
Inventory of Homes for Sale	45	77	+ 71.1%	—	—	—
Months Supply of Inventory	1.2	2.3	+ 91.7%	—	—	—

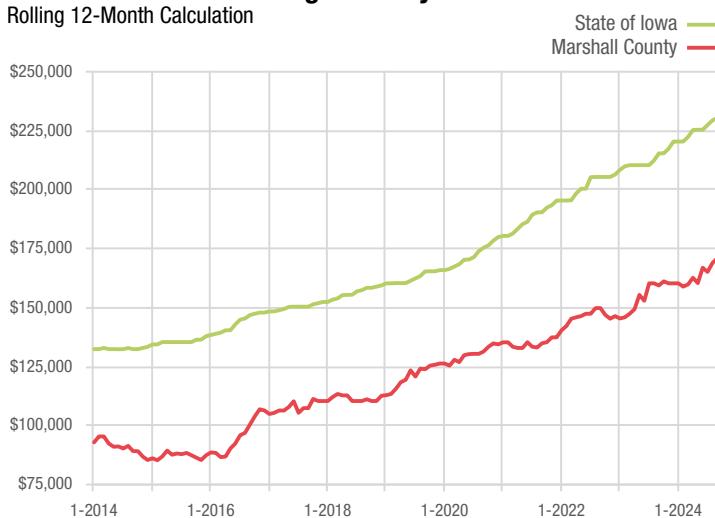
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	2	—	2	7	+ 250.0%
Pending Sales	0	1	—	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	7	—	—
Median Sales Price*	—	—	—	\$221,500	—	—
Average Sales Price*	—	—	—	\$221,500	—	—
Percent of List Price Received*	—	—	—	97.6%	—	—
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	5.0	—	—	—	—

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

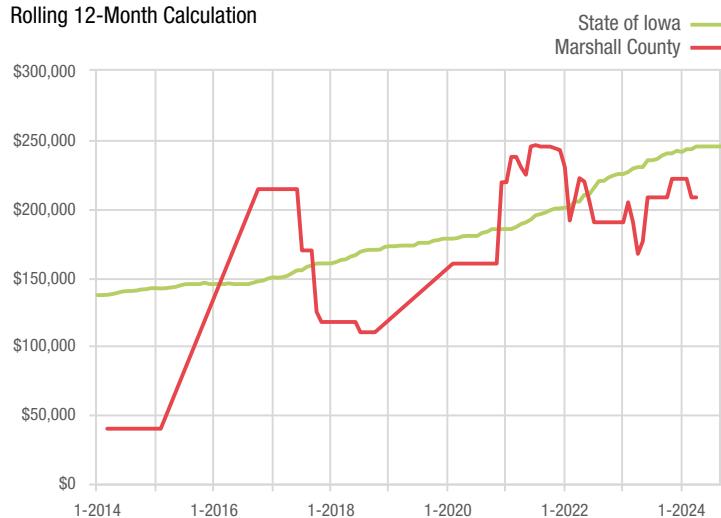
Median Sales Price - Single-Family Detached

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.