

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

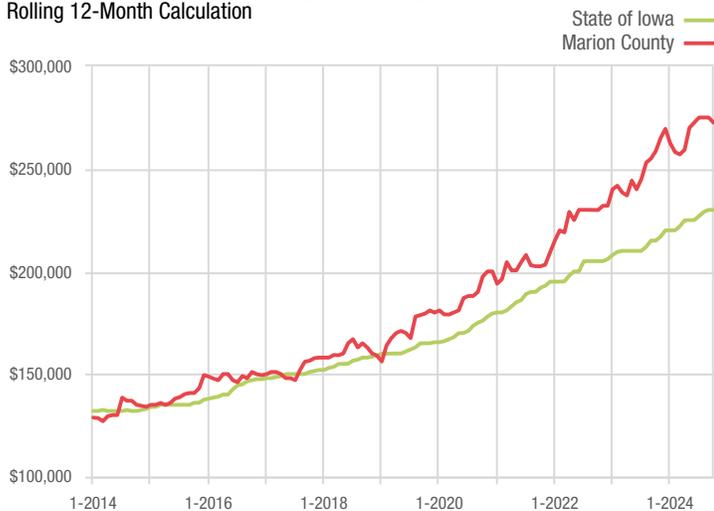
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	40	48	+ 20.0%	436	484	+ 11.0%
Pending Sales	32	52	+ 62.5%	384	392	+ 2.1%
Closed Sales	34	35	+ 2.9%	363	363	0.0%
Days on Market Until Sale	34	34	0.0%	38	40	+ 5.3%
Median Sales Price*	\$272,500	\$270,000	- 0.9%	\$264,950	\$270,000	+ 1.9%
Average Sales Price*	\$299,977	\$306,323	+ 2.1%	\$290,754	\$299,545	+ 3.0%
Percent of List Price Received*	97.0%	98.0%	+ 1.0%	98.2%	98.2%	0.0%
Inventory of Homes for Sale	78	108	+ 38.5%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	1	2	+ 100.0%	7	9	+ 28.6%
Pending Sales	0	0	0.0%	4	7	+ 75.0%
Closed Sales	0	1	—	4	8	+ 100.0%
Days on Market Until Sale	—	41	—	9	42	+ 366.7%
Median Sales Price*	—	\$262,000	—	\$290,500	\$242,500	- 16.5%
Average Sales Price*	—	\$262,000	—	\$291,500	\$243,538	- 16.5%
Percent of List Price Received*	—	98.9%	—	99.9%	98.1%	- 1.8%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	4.0	1.7	- 57.5%	—	—	—

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

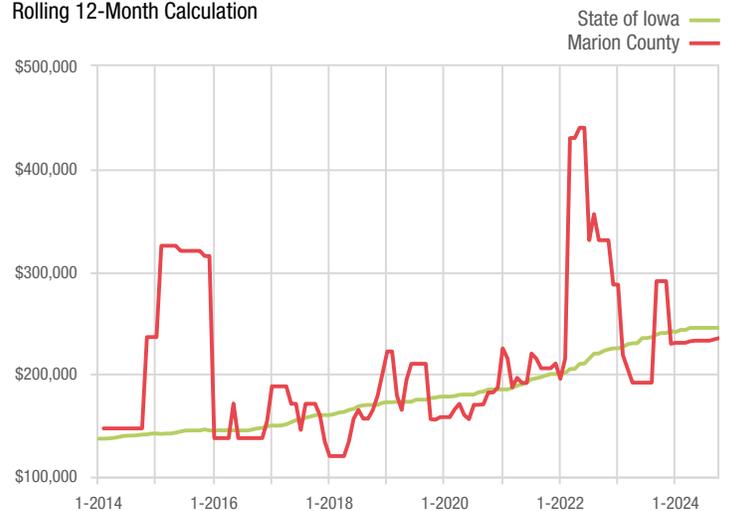
Median Sales Price - Single-Family Detached

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.