

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

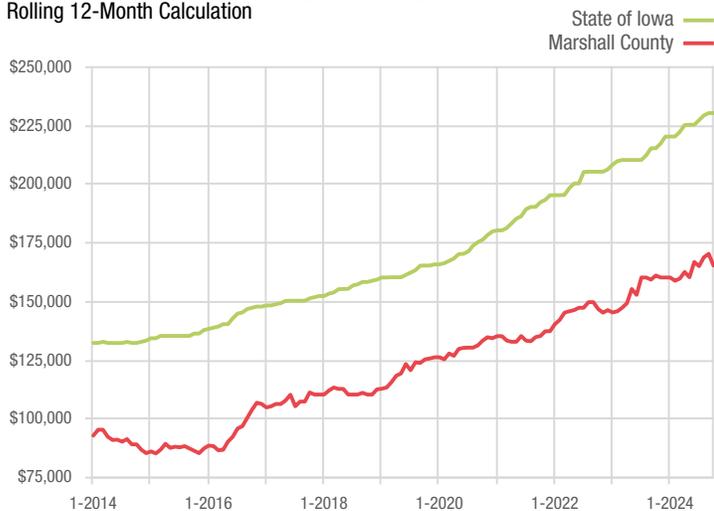
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	34	35	+ 2.9%	380	410	+ 7.9%
Pending Sales	34	35	+ 2.9%	370	347	- 6.2%
Closed Sales	49	39	- 20.4%	357	329	- 7.8%
Days on Market Until Sale	22	40	+ 81.8%	27	26	- 3.7%
Median Sales Price*	\$185,000	\$167,000	- 9.7%	\$163,500	\$178,000	+ 8.9%
Average Sales Price*	\$194,454	\$191,455	- 1.5%	\$177,821	\$203,922	+ 14.7%
Percent of List Price Received*	96.5%	95.8%	- 0.7%	97.8%	97.5%	- 0.3%
Inventory of Homes for Sale	45	74	+ 64.4%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	0.0%	2	7	+ 250.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	1	—	2	1	- 50.0%
Days on Market Until Sale	—	10	—	7	10	+ 42.9%
Median Sales Price*	—	\$240,100	—	\$221,500	\$240,100	+ 8.4%
Average Sales Price*	—	\$240,100	—	\$221,500	\$240,100	+ 8.4%
Percent of List Price Received*	—	102.2%	—	97.6%	102.2%	+ 4.7%
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.

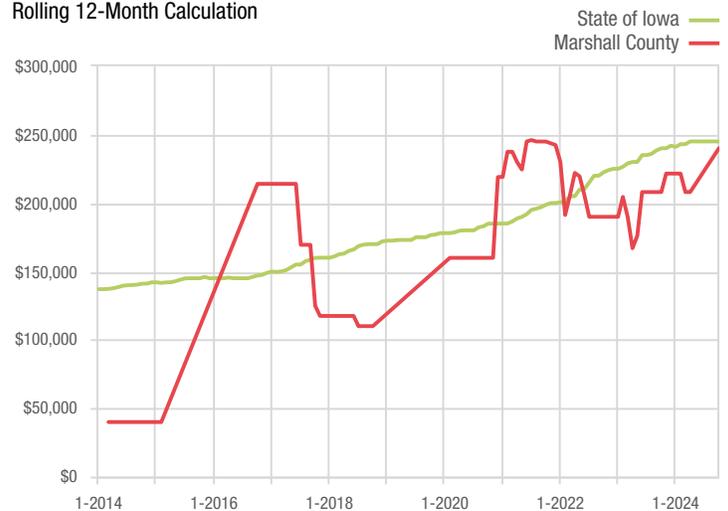
Median Sales Price - Single-Family Detached

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.