## **Local Market Update – November 2024**A Research Tool Provided by Iowa Association of REALTORS®



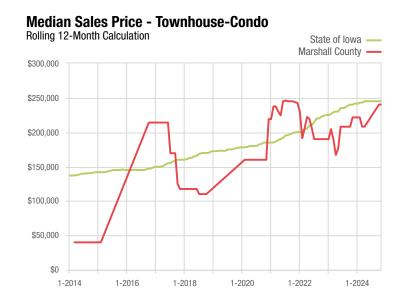
## **Marshall County**

Single-Family Detached		November			Year to Date			
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change		
New Listings	31	37	+ 19.4%	410	445	+ 8.5%		
Pending Sales	34	24	- 29.4%	404	367	- 9.2%		
Closed Sales	32	20	- 37.5%	389	350	- 10.0%		
Days on Market Until Sale	28	43	+ 53.6%	27	27	0.0%		
Median Sales Price*	\$139,028	\$185,500	+ 33.4%	\$159,900	\$179,900	+ 12.5%		
Average Sales Price*	\$137,514	\$204,415	+ 48.7%	\$174,497	\$203,982	+ 16.9%		
Percent of List Price Received*	94.0%	97.0%	+ 3.2%	97.5%	97.5%	0.0%		
Inventory of Homes for Sale	37	85	+ 129.7%		_	_		
Months Supply of Inventory	1.0	2.6	+ 160.0%		_			

Townhouse-Condo	November			Year to Date			
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change	
New Listings	0	0	0.0%	2	7	+ 250.0%	
Pending Sales	0	1	<del></del>	2	2	0.0%	
Closed Sales	0	0	0.0%	2	1	- 50.0%	
Days on Market Until Sale	_	_	<del></del>	7	10	+ 42.9%	
Median Sales Price*	_			\$221,500	\$240,100	+ 8.4%	
Average Sales Price*	_	_		\$221,500	\$240,100	+ 8.4%	
Percent of List Price Received*	_	_		97.6%	102.2%	+ 4.7%	
Inventory of Homes for Sale	0	4			_	_	
Months Supply of Inventory	_	4.0			_	_	

<sup>\*</sup> 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 State of Iowa -Marshall County \$250,000 \$225,000 \$200,000 \$175,000 \$150,000 \$125,000 \$100,000 \$75,000 1-2016 1-2018 1-2020 1-2022 1-2024



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.