

Local Market Update – January 2019

This is a research tool provided by Iowa Association of REALTORS®.



Clay County

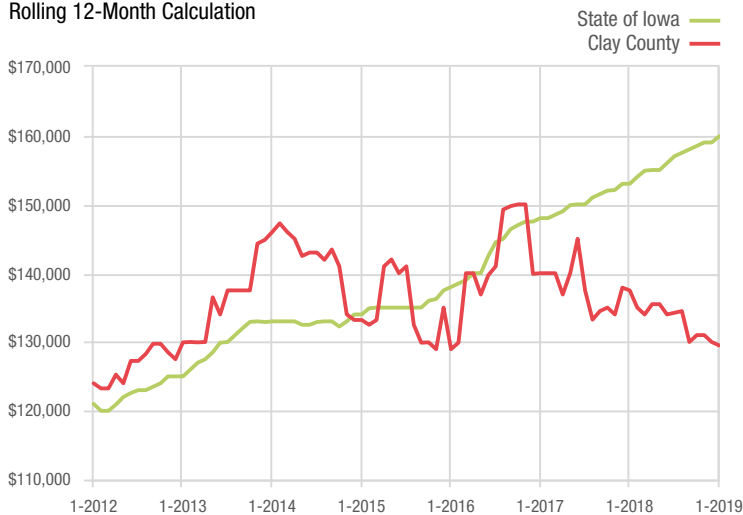
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	24	28	+ 16.7%	24	28	+ 16.7%
Pending Sales	23	11	- 52.2%	23	11	- 52.2%
Closed Sales	18	8	- 55.6%	18	8	- 55.6%
Days on Market Until Sale	123	108	- 12.2%	123	108	- 12.2%
Median Sales Price*	\$121,750	\$83,500	- 31.4%	\$121,750	\$83,500	- 31.4%
Average Sales Price*	\$144,750	\$99,656	- 31.2%	\$144,750	\$99,656	- 31.2%
Percent of List Price Received*	96.0%	92.7%	- 3.4%	96.0%	92.7%	- 3.4%
Inventory of Homes for Sale	67	73	+ 9.0%	—	—	—
Months Supply of Inventory	2.7	3.1	+ 14.8%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	3	5	+ 66.7%	3	5	+ 66.7%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	184	138	- 25.0%	184	138	- 25.0%
Median Sales Price*	\$263,000	\$186,000	- 29.3%	\$263,000	\$186,000	- 29.3%
Average Sales Price*	\$263,000	\$182,000	- 30.8%	\$263,000	\$182,000	- 30.8%
Percent of List Price Received*	95.8%	94.3%	- 1.6%	95.8%	94.3%	- 1.6%
Inventory of Homes for Sale	25	23	- 8.0%	—	—	—
Months Supply of Inventory	6.9	3.9	- 43.5%	—	—	—

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

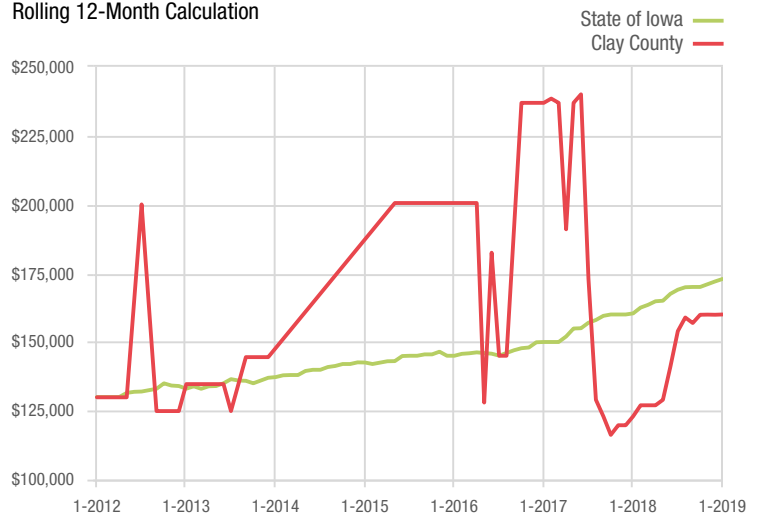
Median Sales Price - Single-Family Detached

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.