

Local Market Update – January 2019

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



Clayton County

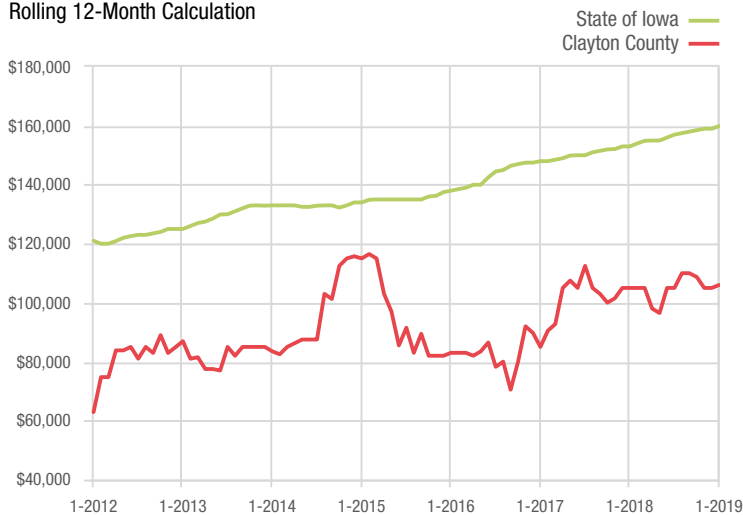
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	6	12	+ 100.0%	6	12	+ 100.0%
Pending Sales	8	7	- 12.5%	8	7	- 12.5%
Closed Sales	7	9	+ 28.6%	7	9	+ 28.6%
Days on Market Until Sale	107	97	- 9.3%	107	97	- 9.3%
Median Sales Price*	\$122,000	\$130,000	+ 6.6%	\$122,000	\$130,000	+ 6.6%
Average Sales Price*	\$160,214	\$141,844	- 11.5%	\$160,214	\$141,844	- 11.5%
Percent of List Price Received*	96.2%	94.1%	- 2.2%	96.2%	94.1%	- 2.2%
Inventory of Homes for Sale	71	75	+ 5.6%	—	—	—
Months Supply of Inventory	7.6	6.4	- 15.8%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	412	—	—	412	—	—
Median Sales Price*	\$185,500	—	—	\$185,500	—	—
Average Sales Price*	\$185,500	—	—	\$185,500	—	—
Percent of List Price Received*	93.2%	—	—	93.2%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

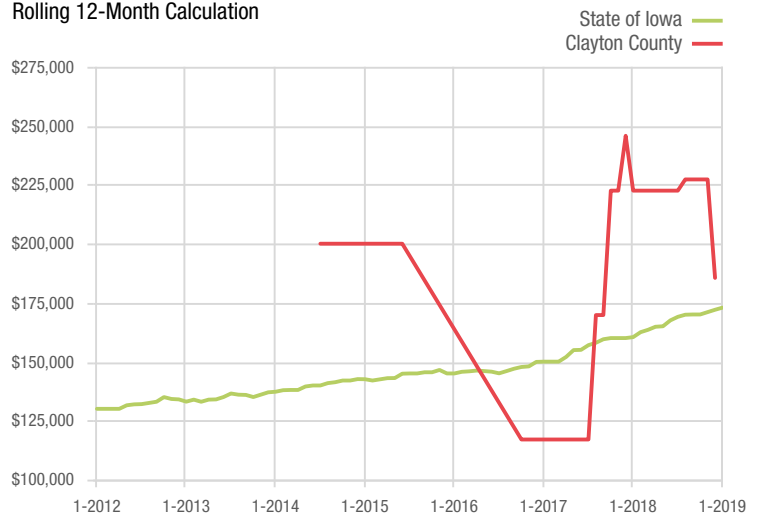
Median Sales Price - Single-Family Detached

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.