

Local Market Update – February 2019

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



Clay County

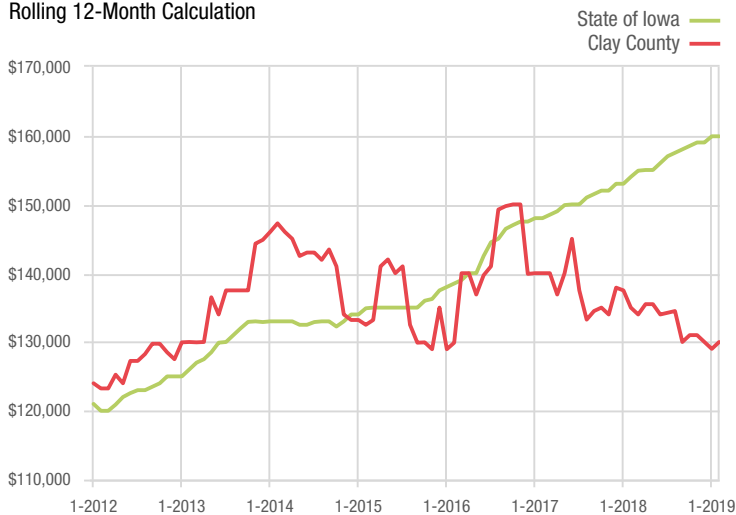
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
Key Metrics						
New Listings	25	27	+ 8.0%	49	55	+ 12.2%
Pending Sales	21	16	- 23.8%	44	31	- 29.5%
Closed Sales	15	16	+ 6.7%	33	25	- 24.2%
Days on Market Until Sale	85	79	- 7.1%	106	105	- 0.9%
Median Sales Price*	\$120,000	\$113,450	- 5.5%	\$120,000	\$101,000	- 15.8%
Average Sales Price*	\$109,453	\$116,691	+ 6.6%	\$128,706	\$108,276	- 15.9%
Percent of List Price Received*	92.8%	94.9%	+ 2.3%	94.5%	93.4%	- 1.2%
Inventory of Homes for Sale	69	80	+ 15.9%	—	—	—
Months Supply of Inventory	2.8	3.4	+ 21.4%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
Key Metrics						
New Listings	8	7	- 12.5%	11	12	+ 9.1%
Pending Sales	5	4	- 20.0%	8	5	- 37.5%
Closed Sales	4	6	+ 50.0%	5	9	+ 80.0%
Days on Market Until Sale	152	55	- 63.8%	158	83	- 47.5%
Median Sales Price*	\$186,075	\$137,500	- 26.1%	\$192,250	\$160,000	- 16.8%
Average Sales Price*	\$175,538	\$135,667	- 22.7%	\$193,030	\$151,111	- 21.7%
Percent of List Price Received*	98.0%	95.0%	- 3.1%	97.6%	94.8%	- 2.9%
Inventory of Homes for Sale	28	25	- 10.7%	—	—	—
Months Supply of Inventory	7.0	4.3	- 38.6%	—	—	—

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

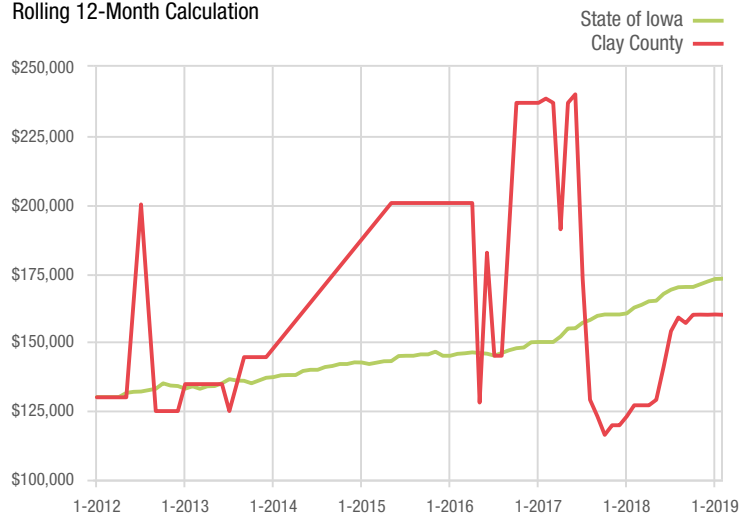
Median Sales Price - Single-Family Detached

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.