

Local Market Update – February 2019

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



Clayton County

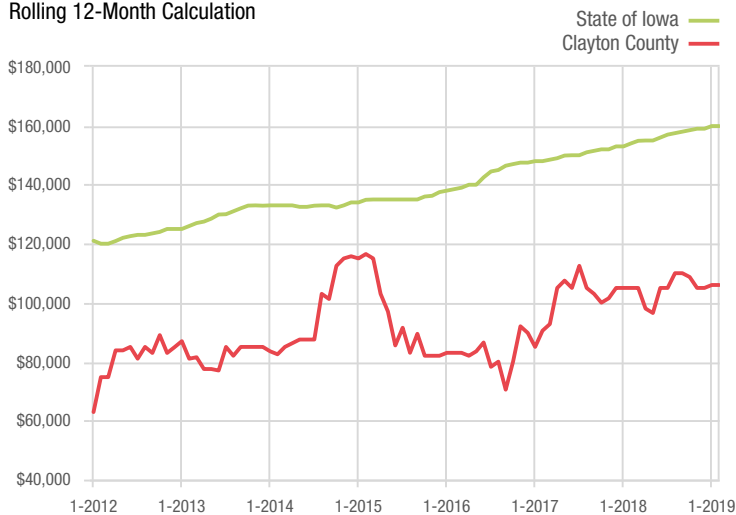
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	13	11	- 15.4%	19	23	+ 21.1%
Pending Sales	9	4	- 55.6%	17	12	- 29.4%
Closed Sales	10	8	- 20.0%	17	17	0.0%
Days on Market Until Sale	104	92	- 11.5%	105	95	- 9.5%
Median Sales Price*	\$67,500	\$67,750	+ 0.4%	\$105,000	\$110,000	+ 4.8%
Average Sales Price*	\$91,850	\$104,063	+ 13.3%	\$120,000	\$124,065	+ 3.4%
Percent of List Price Received*	87.5%	90.7%	+ 3.7%	91.1%	92.5%	+ 1.5%
Inventory of Homes for Sale	70	73	+ 4.3%	—	—	—
Months Supply of Inventory	8.2	6.3	- 23.2%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	412	—	—
Median Sales Price*	—	—	—	\$185,500	—	—
Average Sales Price*	—	—	—	\$185,500	—	—
Percent of List Price Received*	—	—	—	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.

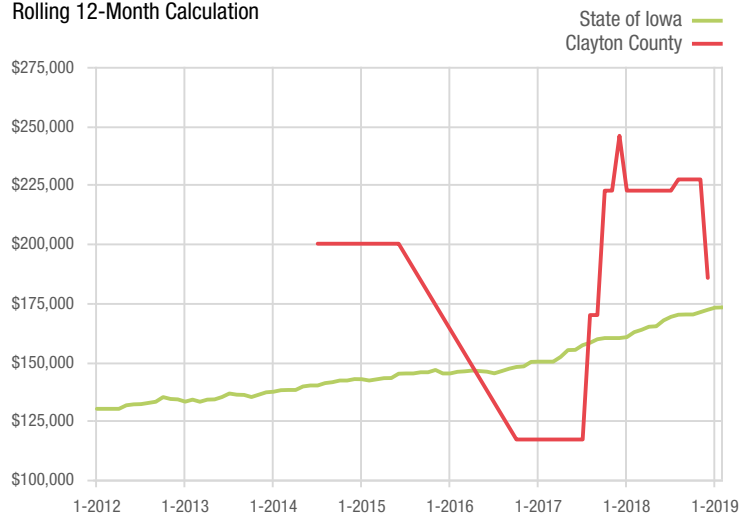
Median Sales Price - Single-Family Detached

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.