

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

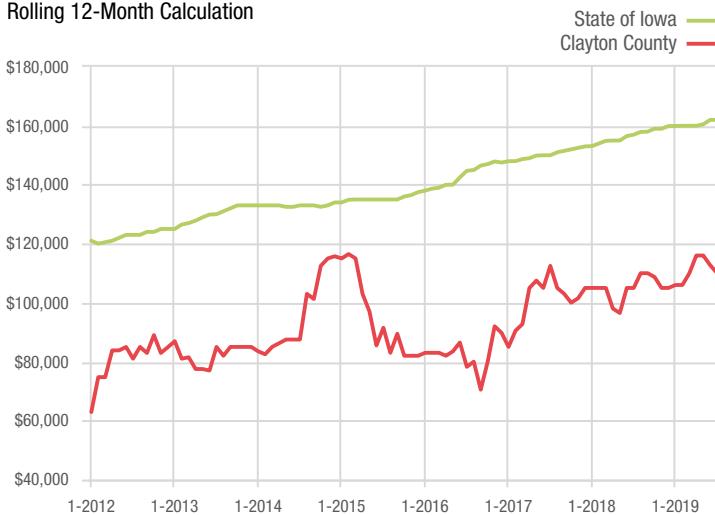
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	20	18	- 10.0%	143	127	- 11.2%
Pending Sales	8	12	+ 50.0%	78	75	- 3.8%
Closed Sales	10	8	- 20.0%	76	67	- 11.8%
Days on Market Until Sale	51	131	+ 156.9%	111	118	+ 6.3%
Median Sales Price*	\$135,250	\$113,500	- 16.1%	\$115,000	\$117,000	+ 1.7%
Average Sales Price*	\$136,750	\$121,375	- 11.2%	\$125,749	\$138,531	+ 10.2%
Percent of List Price Received*	95.1%	105.0%	+ 10.4%	92.8%	94.8%	+ 2.2%
Inventory of Homes for Sale	108	82	- 24.1%	—	—	—
Months Supply of Inventory	10.9	7.0	- 35.8%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

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

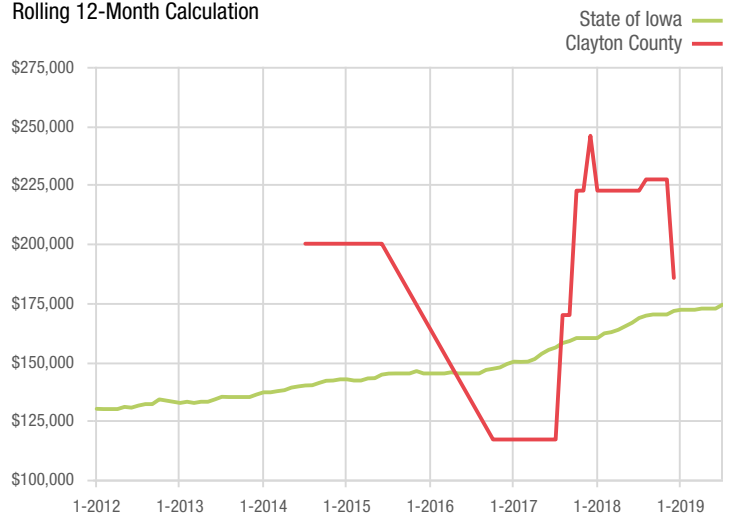
Median Sales Price - Single-Family Detached

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.