

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

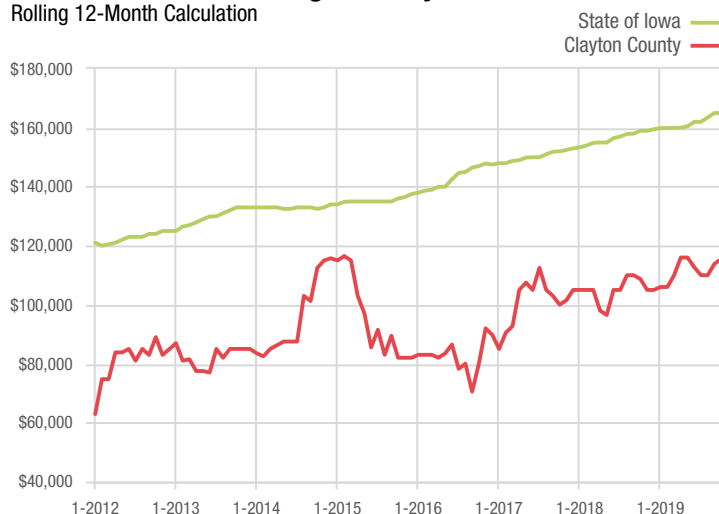
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	13	16	+ 23.1%	191	179	- 6.3%
Pending Sales	11	6	- 45.5%	117	97	- 17.1%
Closed Sales	15	7	- 53.3%	113	103	- 8.8%
Days on Market Until Sale	68	38	- 44.1%	102	105	+ 2.9%
Median Sales Price*	\$80,000	\$83,000	+ 3.8%	\$107,450	\$120,000	+ 11.7%
Average Sales Price*	\$101,907	\$155,600	+ 52.7%	\$125,423	\$142,971	+ 14.0%
Percent of List Price Received*	92.1%	97.8%	+ 6.2%	93.4%	94.7%	+ 1.4%
Inventory of Homes for Sale	96	97	+ 1.0%	—	—	—
Months Supply of Inventory	8.9	9.4	+ 5.6%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
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	1	0.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

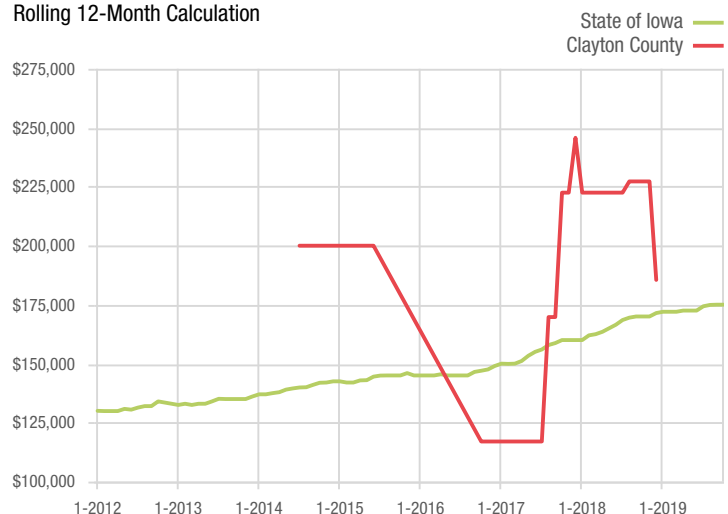
Median Sales Price - Single-Family Detached

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.