

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

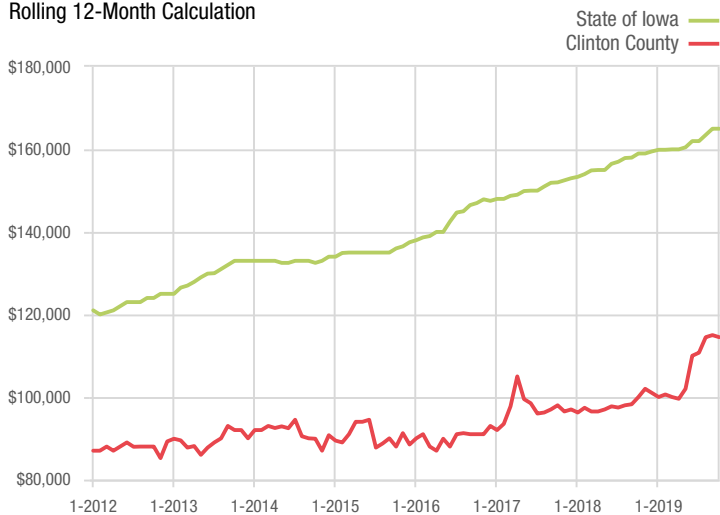
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	59	62	+ 5.1%	708	709	+ 0.1%
Pending Sales	44	57	+ 29.5%	483	492	+ 1.9%
Closed Sales	40	52	+ 30.0%	457	471	+ 3.1%
Days on Market Until Sale	45	42	- 6.7%	68	56	- 17.6%
Median Sales Price*	\$125,000	\$107,000	- 14.4%	\$101,500	\$115,000	+ 13.3%
Average Sales Price*	\$141,603	\$118,839	- 16.1%	\$116,606	\$130,258	+ 11.7%
Percent of List Price Received*	94.5%	96.1%	+ 1.7%	95.3%	95.3%	0.0%
Inventory of Homes for Sale	222	206	- 7.2%	—	—	—
Months Supply of Inventory	4.9	4.4	- 10.2%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	1	3	+ 200.0%	19	40	+ 110.5%
Pending Sales	1	2	+ 100.0%	12	16	+ 33.3%
Closed Sales	1	3	+ 200.0%	10	14	+ 40.0%
Days on Market Until Sale	30	65	+ 116.7%	49	107	+ 118.4%
Median Sales Price*	\$300,000	\$200,000	- 33.3%	\$215,000	\$192,500	- 10.5%
Average Sales Price*	\$300,000	\$224,633	- 25.1%	\$228,240	\$205,036	- 10.2%
Percent of List Price Received*	100.3%	97.0%	- 3.3%	96.5%	97.4%	+ 0.9%
Inventory of Homes for Sale	11	17	+ 54.5%	—	—	—
Months Supply of Inventory	7.6	8.5	+ 11.8%	—	—	—

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

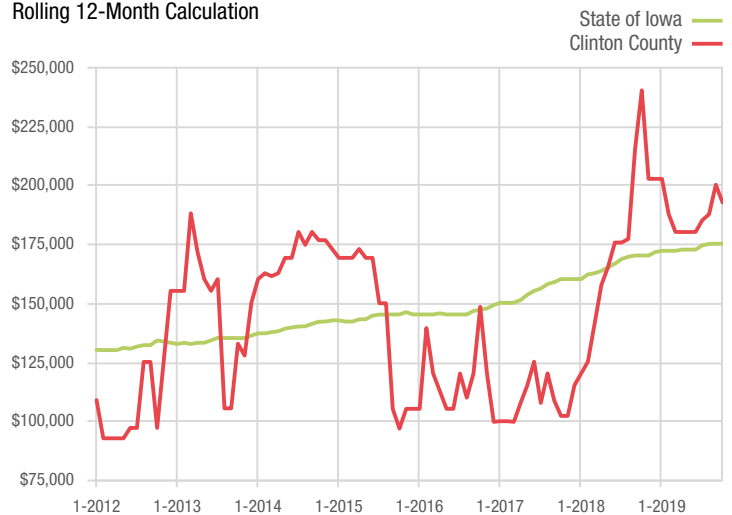
Median Sales Price - Single-Family Detached

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.