

# Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Clay County

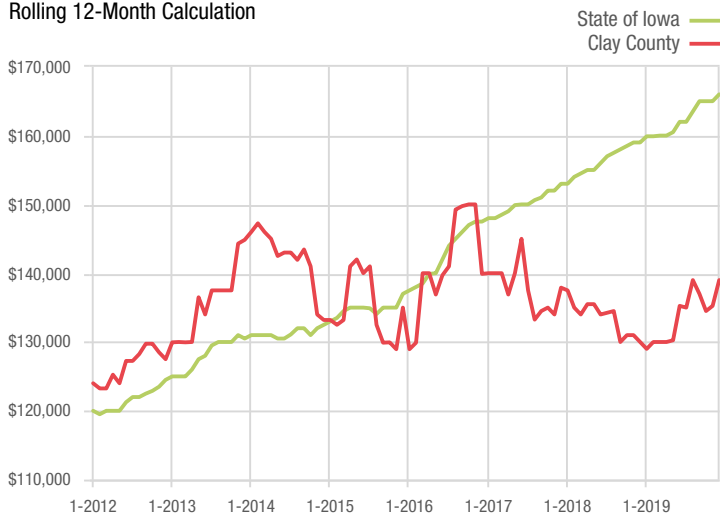
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	7	17	+ 142.9%	350	349	- 0.3%
Pending Sales	17	17	0.0%	294	265	- 9.9%
Closed Sales	24	13	- 45.8%	296	265	- 10.5%
Days on Market Until Sale	93	92	- 1.1%	76	72	- 5.3%
Median Sales Price*	\$117,800	<b>\$144,500</b>	+ 22.7%	\$130,000	<b>\$139,000</b>	+ 6.9%
Average Sales Price*	\$129,379	<b>\$173,138</b>	+ 33.8%	\$145,923	<b>\$150,867</b>	+ 3.4%
Percent of List Price Received*	93.5%	<b>96.4%</b>	+ 3.1%	96.0%	<b>96.2%</b>	+ 0.2%
Inventory of Homes for Sale	61	73	+ 19.7%	—	—	—
Months Supply of Inventory	2.5	3.3	+ 32.0%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	3	7	+ 133.3%	88	100	+ 13.6%
Pending Sales	4	5	+ 25.0%	72	79	+ 9.7%
Closed Sales	3	10	+ 233.3%	69	83	+ 20.3%
Days on Market Until Sale	3	79	+ 2,533.3%	97	83	- 14.4%
Median Sales Price*	\$116,500	<b>\$168,250</b>	+ 44.4%	\$159,900	<b>\$148,500</b>	- 7.1%
Average Sales Price*	\$151,870	<b>\$184,510</b>	+ 21.5%	\$160,286	<b>\$161,049</b>	+ 0.5%
Percent of List Price Received*	97.2%	<b>98.7%</b>	+ 1.5%	97.6%	<b>97.3%</b>	- 0.3%
Inventory of Homes for Sale	21	30	+ 42.9%	—	—	—
Months Supply of Inventory	3.5	4.6	+ 31.4%	—	—	—

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

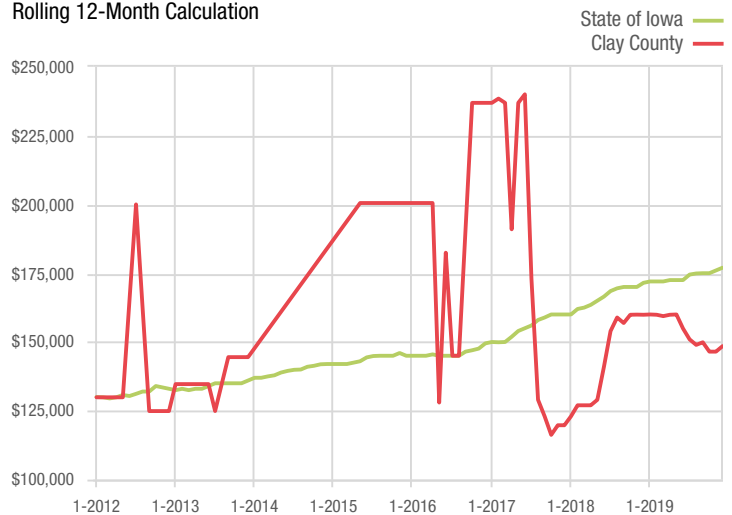
### Median Sales Price - Single-Family Detached

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.