

# Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Clayton County

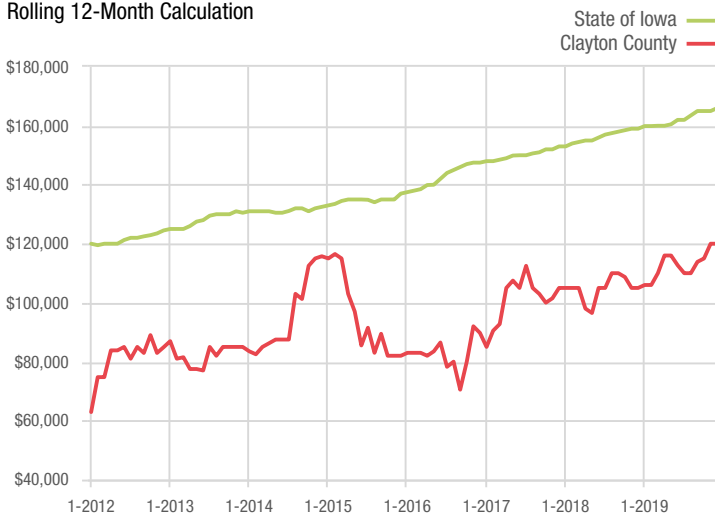
| Single-Family Detached          | December  |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2018      | 2019             | % Change | Thru 12-2018 | Thru 12-2019     | % Change |
| New Listings                    | 10        | 14               | + 40.0%  | 219          | 206              | - 5.9%   |
| Pending Sales                   | 5         | 5                | 0.0%     | 144          | 109              | - 24.3%  |
| Closed Sales                    | 12        | 4                | - 66.7%  | 140          | 115              | - 17.9%  |
| Days on Market Until Sale       | 97        | 55               | - 43.3%  | 108          | 109              | + 0.9%   |
| Median Sales Price*             | \$121,000 | <b>\$181,950</b> | + 50.4%  | \$105,000    | <b>\$120,000</b> | + 14.3%  |
| Average Sales Price*            | \$135,458 | <b>\$181,950</b> | + 34.3%  | \$123,366    | <b>\$147,376</b> | + 19.5%  |
| Percent of List Price Received* | 90.7%     | <b>98.4%</b>     | + 8.5%   | 93.3%        | <b>94.7%</b>     | + 1.5%   |
| Inventory of Homes for Sale     | 73        | <b>97</b>        | + 32.9%  | —            | —                | —        |
| Months Supply of Inventory      | 6.1       | <b>10.7</b>      | + 75.4%  | —            | —                | —        |

| Townhouse-Condo                 | December |      |          | Year to Date |              |          |
|---------------------------------|----------|------|----------|--------------|--------------|----------|
|                                 | 2018     | 2019 | % Change | Thru 12-2018 | Thru 12-2019 | % 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     | 0        | 1    | —        | —            | —            | —        |
| Months Supply of Inventory      | —        | —    | —        | —            | —            | —        |

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

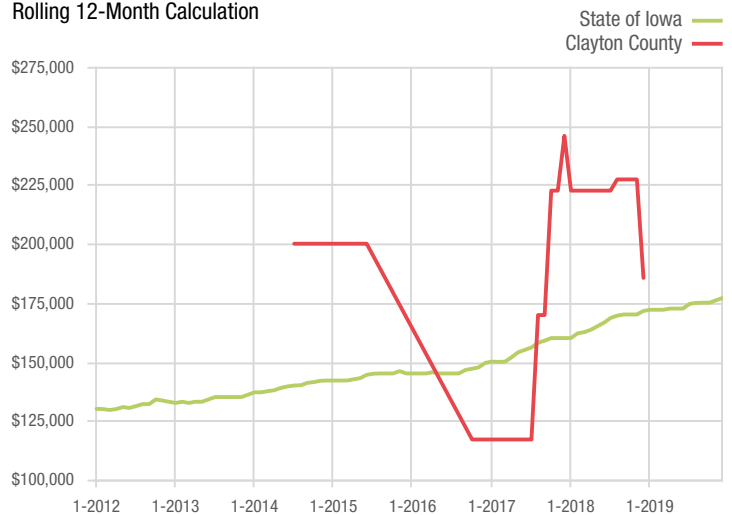
### Median Sales Price - Single-Family Detached

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.