

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

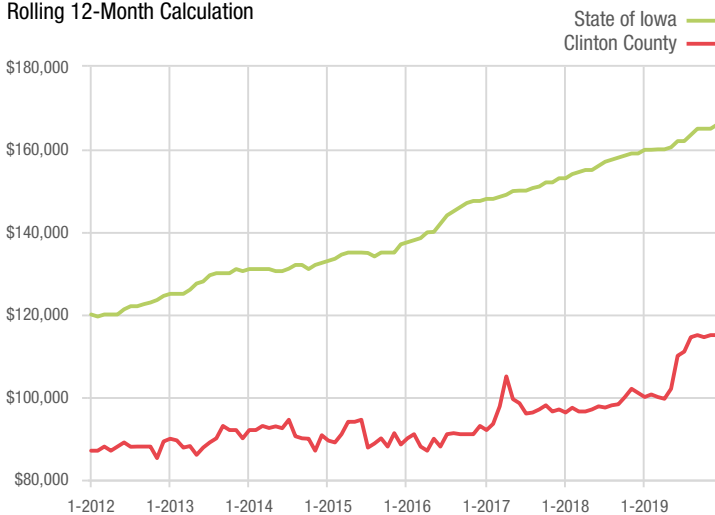
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	37	36	- 2.7%	794	799	+ 0.6%
Pending Sales	37	36	- 2.7%	553	569	+ 2.9%
Closed Sales	33	44	+ 33.3%	538	557	+ 3.5%
Days on Market Until Sale	53	55	+ 3.8%	67	55	- 17.9%
Median Sales Price*	\$92,000	\$121,377	+ 31.9%	\$101,000	\$115,000	+ 13.9%
Average Sales Price*	\$139,419	\$129,440	- 7.2%	\$118,020	\$130,333	+ 10.4%
Percent of List Price Received*	96.1%	93.5%	- 2.7%	95.3%	95.2%	- 0.1%
Inventory of Homes for Sale	186	175	- 5.9%	—	—	—
Months Supply of Inventory	4.0	3.7	- 7.5%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	0	2	—	19	43	+ 126.3%
Pending Sales	0	1	—	12	19	+ 58.3%
Closed Sales	0	1	—	12	17	+ 41.7%
Days on Market Until Sale	—	28	—	51	122	+ 139.2%
Median Sales Price*	—	\$280,000	—	\$202,500	\$218,500	+ 7.9%
Average Sales Price*	—	\$280,000	—	\$214,867	\$213,265	- 0.7%
Percent of List Price Received*	—	100.0%	—	96.2%	97.7%	+ 1.6%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	6.7	4.6	- 31.3%	—	—	—

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

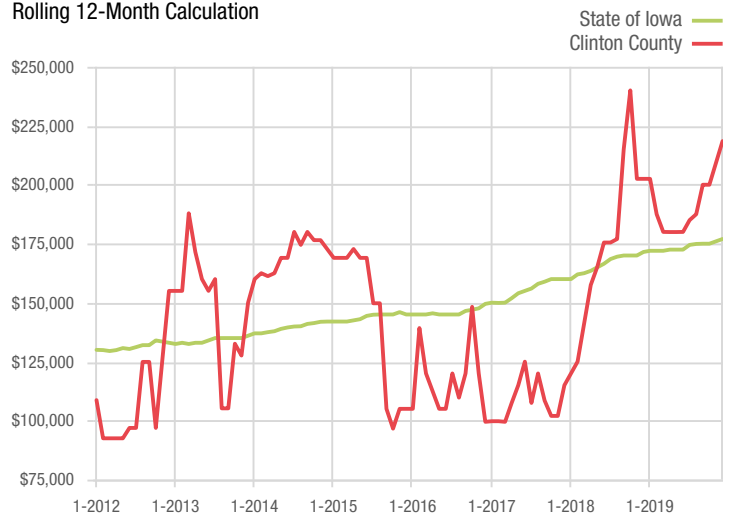
Median Sales Price - Single-Family Detached

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.