

Local Market Update – January 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

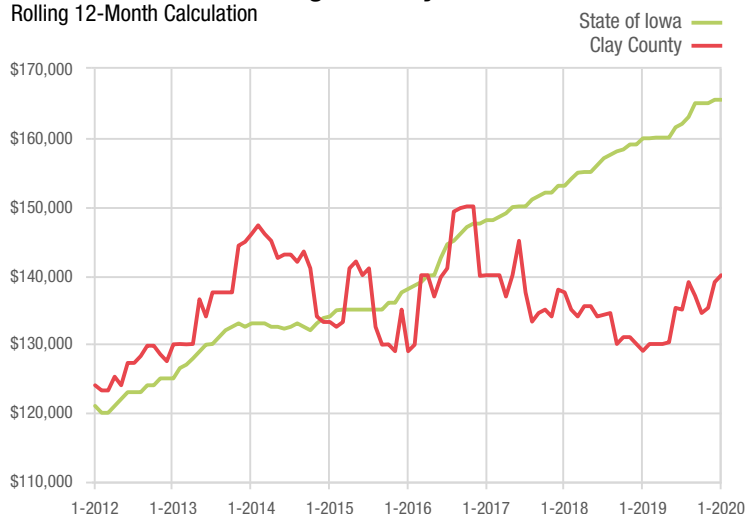
Single-Family Detached	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	28	18	- 35.7%	28	18	- 35.7%
Pending Sales	17	11	- 35.3%	17	11	- 35.3%
Closed Sales	9	14	+ 55.6%	9	14	+ 55.6%
Days on Market Until Sale	152	111	- 27.0%	152	111	- 27.0%
Median Sales Price*	\$51,000	\$135,650	+ 166.0%	\$51,000	\$135,650	+ 166.0%
Average Sales Price*	\$93,317	\$127,943	+ 37.1%	\$93,317	\$127,943	+ 37.1%
Percent of List Price Received*	90.8%	91.4%	+ 0.7%	90.8%	91.4%	+ 0.7%
Inventory of Homes for Sale	70	72	+ 2.9%	—	—	—
Months Supply of Inventory	2.9	3.3	+ 13.8%	—	—	—

Townhouse-Condo	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	5	6	+ 20.0%	5	6	+ 20.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Days on Market Until Sale	138	101	- 26.8%	138	101	- 26.8%
Median Sales Price*	\$186,000	\$131,500	- 29.3%	\$186,000	\$131,500	- 29.3%
Average Sales Price*	\$182,000	\$114,375	- 37.2%	\$182,000	\$114,375	- 37.2%
Percent of List Price Received*	94.3%	93.9%	- 0.4%	94.3%	93.9%	- 0.4%
Inventory of Homes for Sale	23	30	+ 30.4%	—	—	—
Months Supply of Inventory	3.9	4.3	+ 10.3%	—	—	—

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

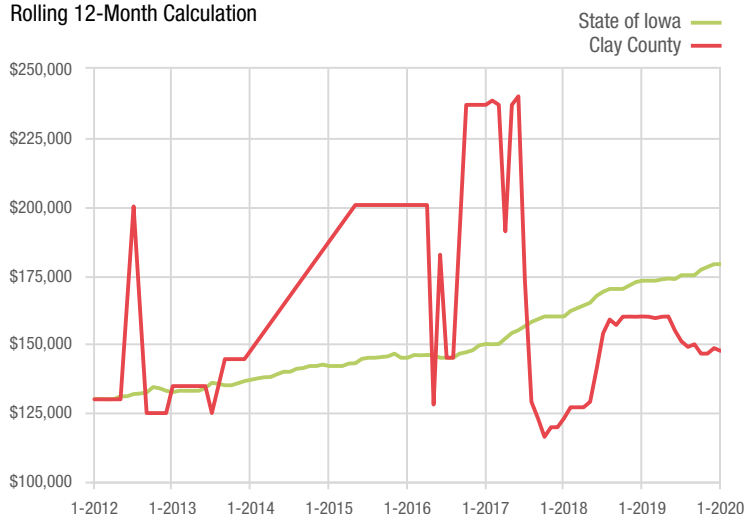
Median Sales Price - Single-Family Detached

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.