

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clarke County

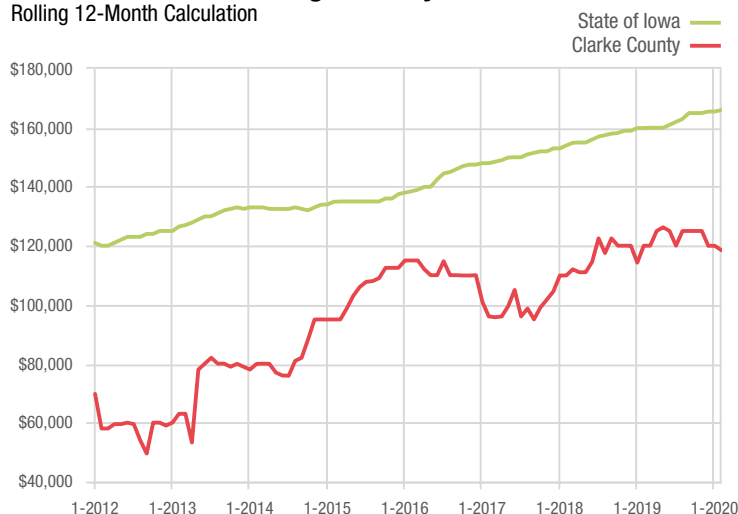
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	4	12	+ 200.0%	16	18	+ 12.5%
Pending Sales	9	7	- 22.2%	20	17	- 15.0%
Closed Sales	10	4	- 60.0%	20	9	- 55.0%
Days on Market Until Sale	87	123	+ 41.4%	67	94	+ 40.3%
Median Sales Price*	\$156,250	\$51,875	- 66.8%	\$113,525	\$77,150	- 32.0%
Average Sales Price*	\$163,484	\$75,938	- 53.6%	\$137,604	\$96,294	- 30.0%
Percent of List Price Received*	103.3%	94.9%	- 8.1%	97.6%	95.6%	- 2.0%
Inventory of Homes for Sale	38	39	+ 2.6%	—	—	—
Months Supply of Inventory	5.1	4.9	- 3.9%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

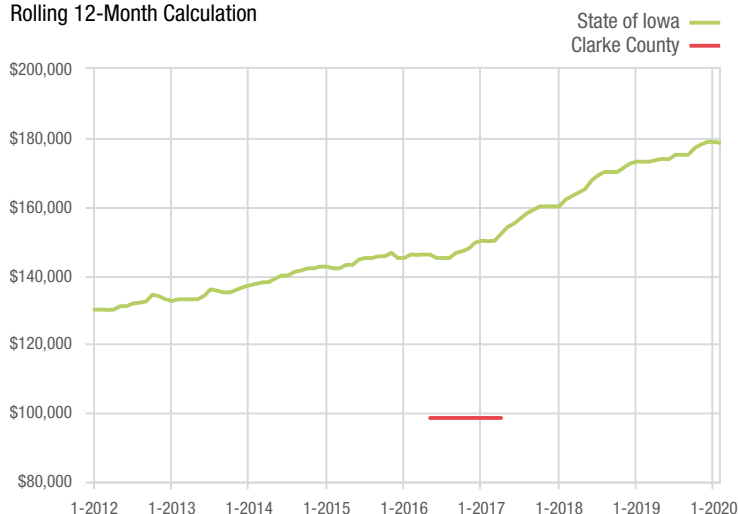
Median Sales Price - Single-Family Detached

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.