

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

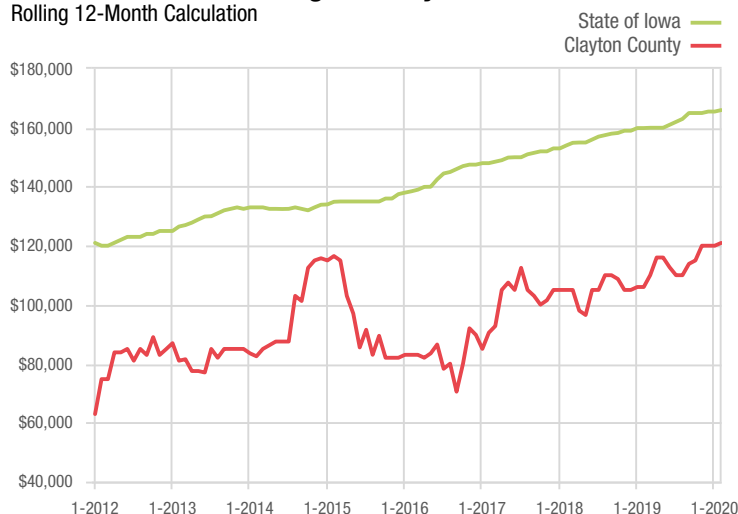
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	11	13	+ 18.2%	23	23	0.0%
Pending Sales	5	10	+ 100.0%	14	12	- 14.3%
Closed Sales	8	2	- 75.0%	17	10	- 41.2%
Days on Market Until Sale	92	52	- 43.5%	95	97	+ 2.1%
Median Sales Price*	\$67,750	\$102,500	+ 51.3%	\$110,000	\$114,250	+ 3.9%
Average Sales Price*	\$104,063	\$102,500	- 1.5%	\$124,065	\$148,250	+ 19.5%
Percent of List Price Received*	90.7%	95.7%	+ 5.5%	92.5%	89.8%	- 2.9%
Inventory of Homes for Sale	72	93	+ 29.2%	—	—	—
Months Supply of Inventory	6.1	10.2	+ 67.2%	—	—	—

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	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

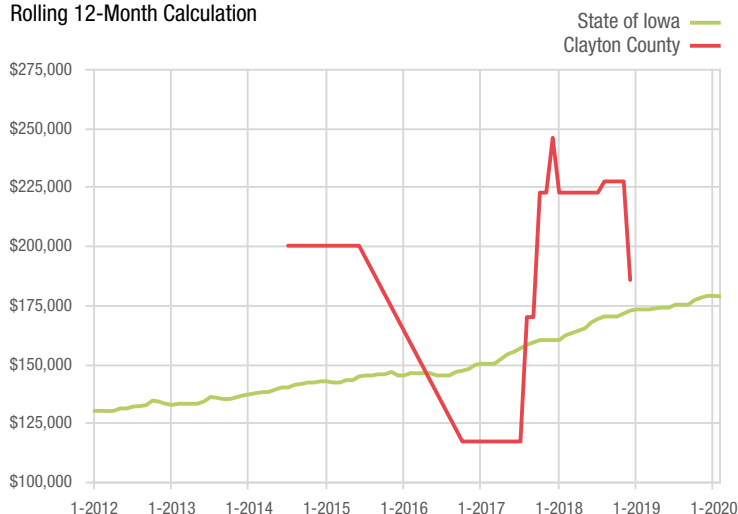
Median Sales Price - Single-Family Detached

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.