

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

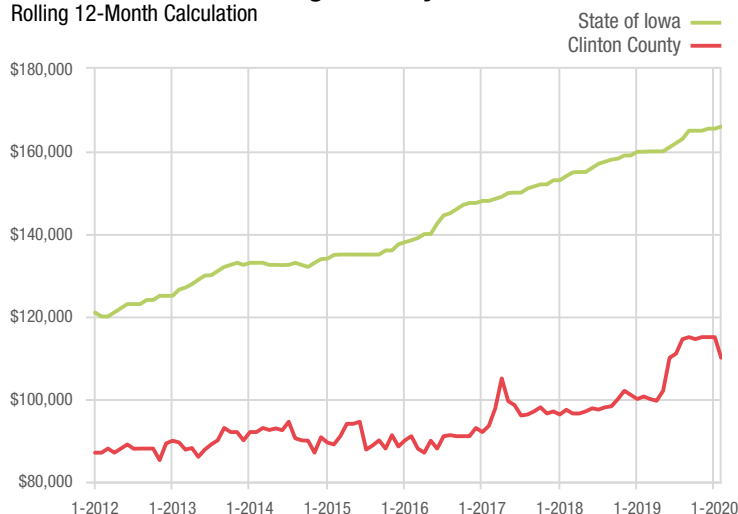
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	38	55	+ 44.7%	74	100	+ 35.1%
Pending Sales	40	48	+ 20.0%	68	96	+ 41.2%
Closed Sales	34	39	+ 14.7%	71	82	+ 15.5%
Days on Market Until Sale	48	69	+ 43.8%	82	72	- 12.2%
Median Sales Price*	\$139,950	\$85,500	- 38.9%	\$111,000	\$82,500	- 25.7%
Average Sales Price*	\$153,861	\$92,703	- 39.7%	\$128,898	\$96,806	- 24.9%
Percent of List Price Received*	95.1%	94.0%	- 1.2%	94.0%	94.1%	+ 0.1%
Inventory of Homes for Sale	157	150	- 4.5%	—	—	—
Months Supply of Inventory	3.5	3.0	- 14.3%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	3	7	+ 133.3%	4	7	+ 75.0%
Pending Sales	2	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	187	196	+ 4.8%	187	127	- 32.1%
Median Sales Price*	\$185,000	\$65,000	- 64.9%	\$185,000	\$67,500	- 63.5%
Average Sales Price*	\$185,000	\$65,000	- 64.9%	\$185,000	\$67,500	- 63.5%
Percent of List Price Received*	100.0%	89.0%	- 11.0%	100.0%	91.3%	- 8.7%
Inventory of Homes for Sale	9	14	+ 55.6%	—	—	—
Months Supply of Inventory	5.5	7.8	+ 41.8%	—	—	—

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

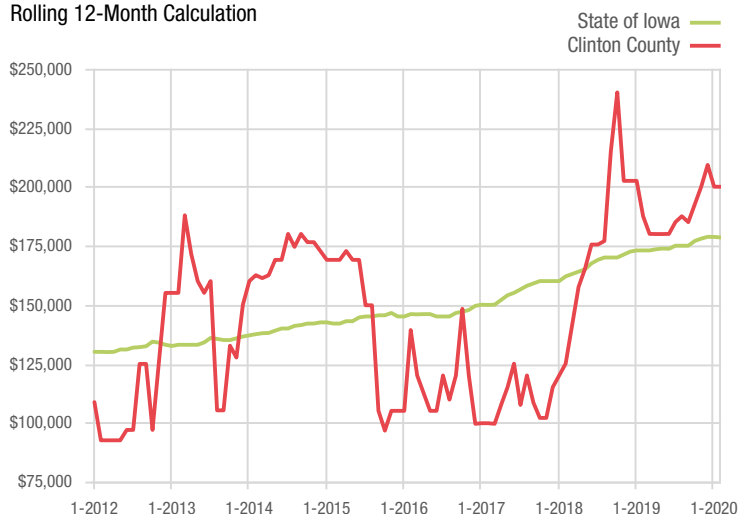
Median Sales Price - Single-Family Detached

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.