

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clarke County

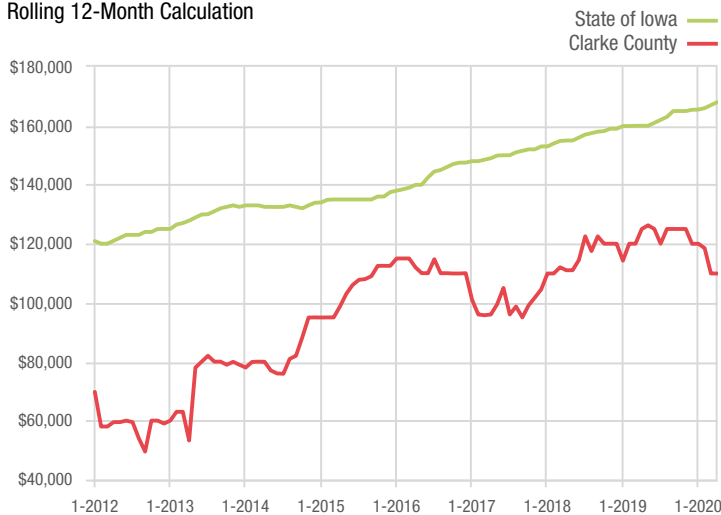
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	12	8	- 33.3%	35	40	+ 14.3%
Pending Sales	13	4	- 69.2%	39	31	- 20.5%
Closed Sales	5	5	0.0%	31	28	- 9.7%
Days on Market Until Sale	256	93	- 63.7%	113	87	- 23.0%
Median Sales Price*	\$180,000	\$152,500	- 15.3%	\$127,500	\$82,950	- 34.9%
Average Sales Price*	\$173,600	\$154,200	- 11.2%	\$144,503	\$107,980	- 25.3%
Percent of List Price Received*	94.2%	89.8%	- 4.7%	96.9%	92.9%	- 4.1%
Inventory of Homes for Sale	35	41	+ 17.1%	—	—	—
Months Supply of Inventory	4.4	5.5	+ 25.0%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% 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.

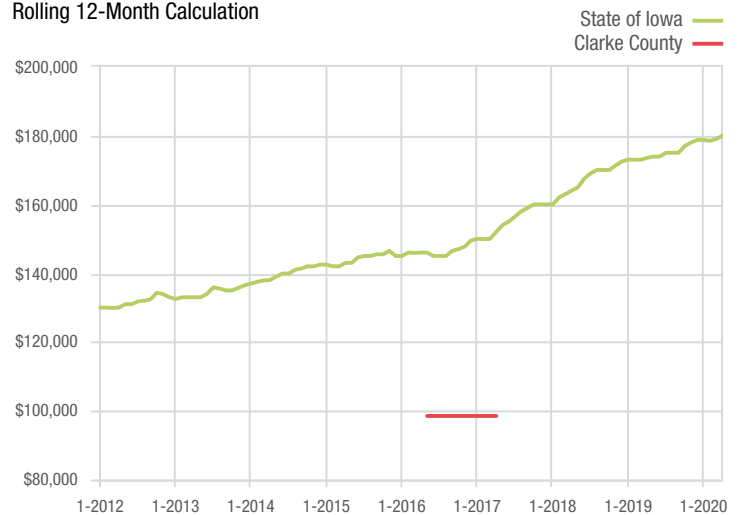
Median Sales Price - Single-Family Detached

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.