

# Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Clay County

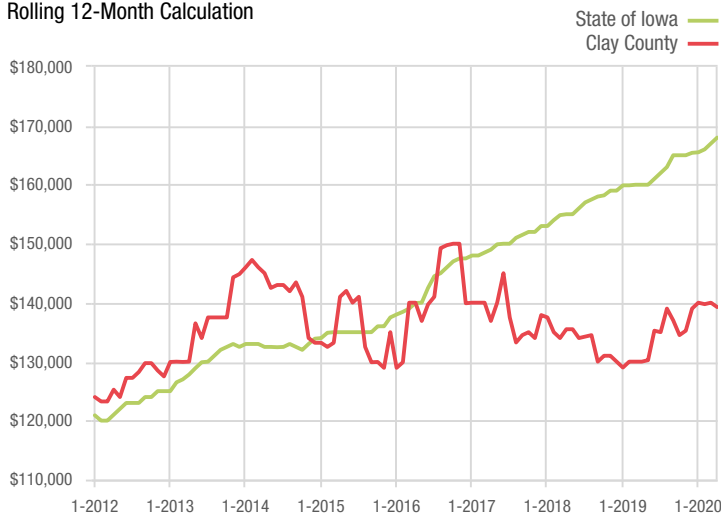
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	39	32	- 17.9%	125	91	- 27.2%
Pending Sales	28	19	- 32.1%	89	75	- 15.7%
Closed Sales	32	16	- 50.0%	72	57	- 20.8%
Days on Market Until Sale	52	80	+ 53.8%	79	86	+ 8.9%
Median Sales Price*	\$137,750	<b>\$122,000</b>	- 11.4%	\$125,950	<b>\$120,000</b>	- 4.7%
Average Sales Price*	\$127,137	<b>\$119,239</b>	- 6.2%	\$127,119	<b>\$135,474</b>	+ 6.6%
Percent of List Price Received*	96.4%	<b>96.7%</b>	+ 0.3%	95.2%	<b>95.3%</b>	+ 0.1%
Inventory of Homes for Sale	85	73	- 14.1%	—	—	—
Months Supply of Inventory	3.6	3.4	- 5.6%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	10	6	- 40.0%	28	23	- 17.9%
Pending Sales	5	6	+ 20.0%	19	21	+ 10.5%
Closed Sales	7	11	+ 57.1%	18	23	+ 27.8%
Days on Market Until Sale	187	71	- 62.0%	122	83	- 32.0%
Median Sales Price*	\$159,900	<b>\$175,000</b>	+ 9.4%	\$159,900	<b>\$159,500</b>	- 0.3%
Average Sales Price*	\$170,186	<b>\$178,309</b>	+ 4.8%	\$155,400	<b>\$185,300</b>	+ 19.2%
Percent of List Price Received*	99.2%	<b>98.2%</b>	- 1.0%	96.5%	<b>97.2%</b>	+ 0.7%
Inventory of Homes for Sale	27	24	- 11.1%	—	—	—
Months Supply of Inventory	4.8	3.4	- 29.2%	—	—	—

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

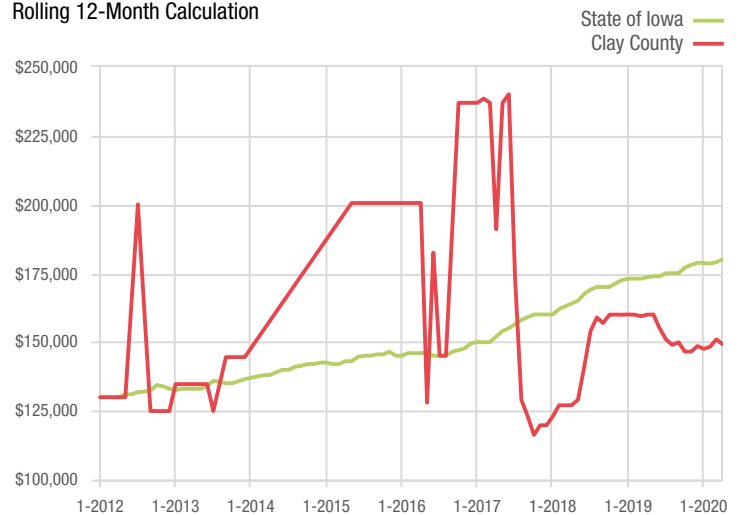
### Median Sales Price - Single-Family Detached

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.