

# Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Clayton County

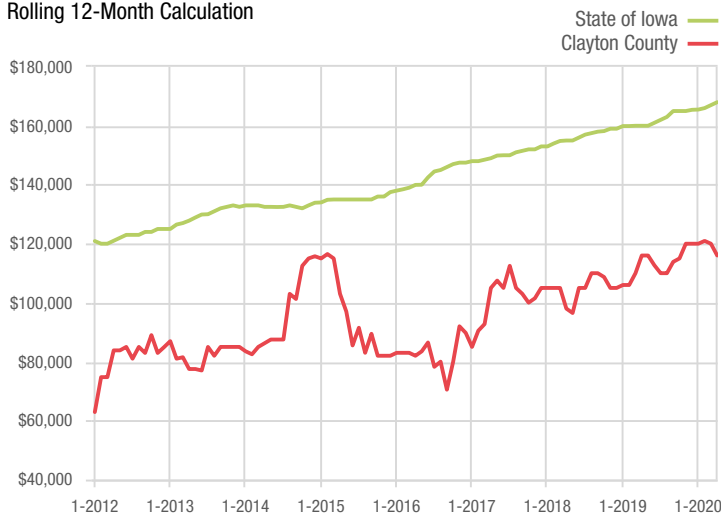
| Single-Family Detached          | April     |          |          | Year to Date |             |          |
|---------------------------------|-----------|----------|----------|--------------|-------------|----------|
|                                 | 2019      | 2020     | % Change | Thru 4-2019  | Thru 4-2020 | % Change |
| New Listings                    | 13        | 26       | + 100.0% | 58           | 73          | + 25.9%  |
| Pending Sales                   | 12        | 12       | 0.0%     | 36           | 36          | 0.0%     |
| Closed Sales                    | 7         | 12       | + 71.4%  | 33           | 27          | - 18.2%  |
| Days on Market Until Sale       | 57        | 45       | - 21.1%  | 97           | 81          | - 16.5%  |
| Median Sales Price*             | \$112,700 | \$80,000 | - 29.0%  | \$121,900    | \$97,500    | - 20.0%  |
| Average Sales Price*            | \$107,329 | \$91,625 | - 14.6%  | \$144,588    | \$122,956   | - 15.0%  |
| Percent of List Price Received* | 99.5%     | 92.0%    | - 7.5%   | 94.5%        | 92.2%       | - 2.4%   |
| Inventory of Homes for Sale     | 74        | 102      | + 37.8%  | —            | —           | —        |
| Months Supply of Inventory      | 6.9       | 11.0     | + 59.4%  | —            | —           | —        |

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

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

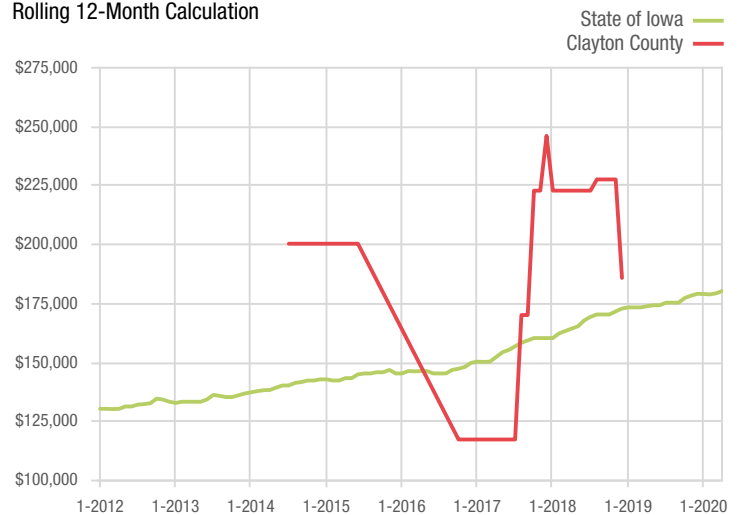
### Median Sales Price - Single-Family Detached

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.