

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

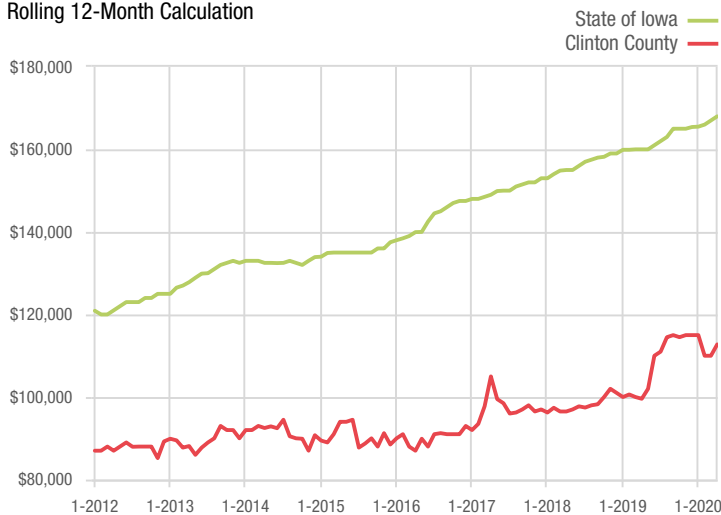
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	95	53	- 44.2%	222	204	- 8.1%
Pending Sales	70	41	- 41.4%	175	169	- 3.4%
Closed Sales	38	31	- 18.4%	149	161	+ 8.1%
Days on Market Until Sale	95	83	- 12.6%	88	75	- 14.8%
Median Sales Price*	\$85,500	\$125,000	+ 46.2%	\$95,000	\$88,500	- 6.8%
Average Sales Price*	\$119,651	\$116,469	- 2.7%	\$118,683	\$104,855	- 11.7%
Percent of List Price Received*	94.9%	94.8%	- 0.1%	93.9%	94.1%	+ 0.2%
Inventory of Homes for Sale	157	160	+ 1.9%	—	—	—
Months Supply of Inventory	3.4	3.4	0.0%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	7	3	- 57.1%	16	11	- 31.3%
Pending Sales	2	3	+ 50.0%	6	5	- 16.7%
Closed Sales	0	1	—	3	3	0.0%
Days on Market Until Sale	—	42	—	72	98	+ 36.1%
Median Sales Price*	—	\$107,000	—	\$180,000	\$70,000	- 61.1%
Average Sales Price*	—	\$107,000	—	\$176,267	\$80,667	- 54.2%
Percent of List Price Received*	—	97.4%	—	95.3%	93.3%	- 2.1%
Inventory of Homes for Sale	14	13	- 7.1%	—	—	—
Months Supply of Inventory	8.6	6.5	- 24.4%	—	—	—

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

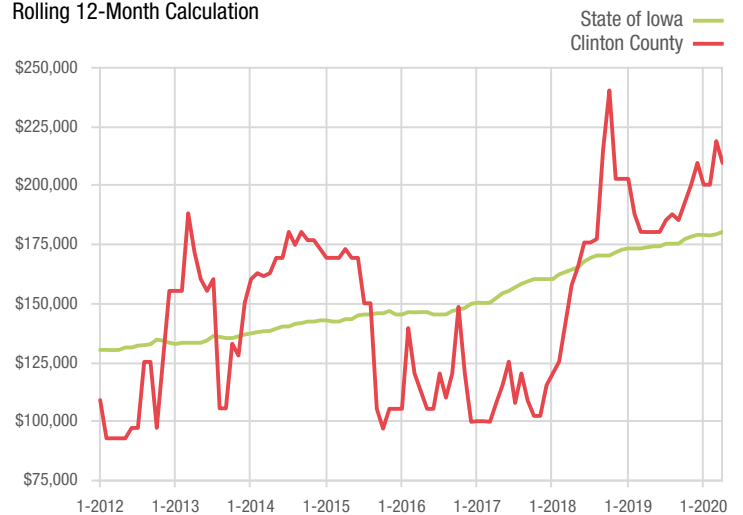
Median Sales Price - Single-Family Detached

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.