

# Local Market Update – June 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Clay County

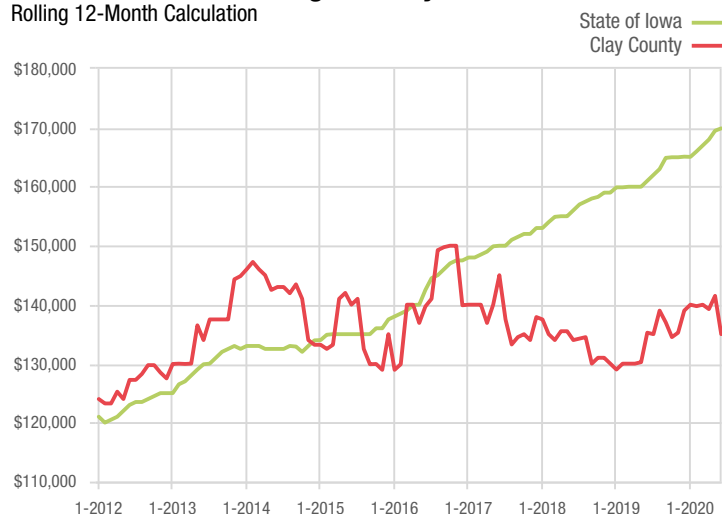
Single-Family Detached	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	30	31	+ 3.3%	197	164	- 16.8%
Pending Sales	27	23	- 14.8%	154	136	- 11.7%
Closed Sales	30	33	+ 10.0%	139	119	- 14.4%
Days on Market Until Sale	64	65	+ 1.6%	70	71	+ 1.4%
Median Sales Price*	\$168,450	\$129,000	- 23.4%	\$140,000	\$132,000	- 5.7%
Average Sales Price*	\$192,278	\$151,147	- 21.4%	\$152,639	\$146,754	- 3.9%
Percent of List Price Received*	98.2%	97.6%	- 0.6%	96.3%	96.4%	+ 0.1%
Inventory of Homes for Sale	77	73	- 5.2%	—	—	—
Months Supply of Inventory	3.2	3.5	+ 9.4%	—	—	—

Townhouse-Condo	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	7	3	- 57.1%	44	38	- 13.6%
Pending Sales	6	8	+ 33.3%	32	40	+ 25.0%
Closed Sales	6	11	+ 83.3%	32	41	+ 28.1%
Days on Market Until Sale	14	94	+ 571.4%	93	79	- 15.1%
Median Sales Price*	\$136,000	\$225,750	+ 66.0%	\$159,900	\$175,000	+ 9.4%
Average Sales Price*	\$142,000	\$213,232	+ 50.2%	\$175,244	\$188,730	+ 7.7%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	96.7%	97.8%	+ 1.1%
Inventory of Homes for Sale	30	18	- 40.0%	—	—	—
Months Supply of Inventory	5.7	2.4	- 57.9%	—	—	—

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

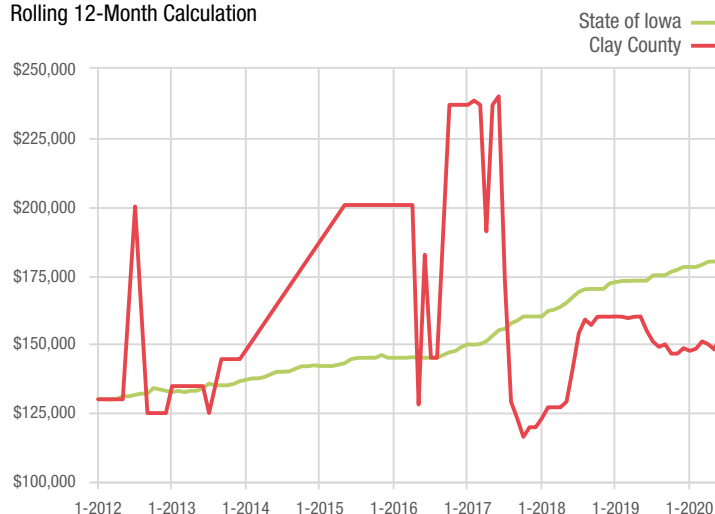
### Median Sales Price - Single-Family Detached

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.