

# Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Clarke County

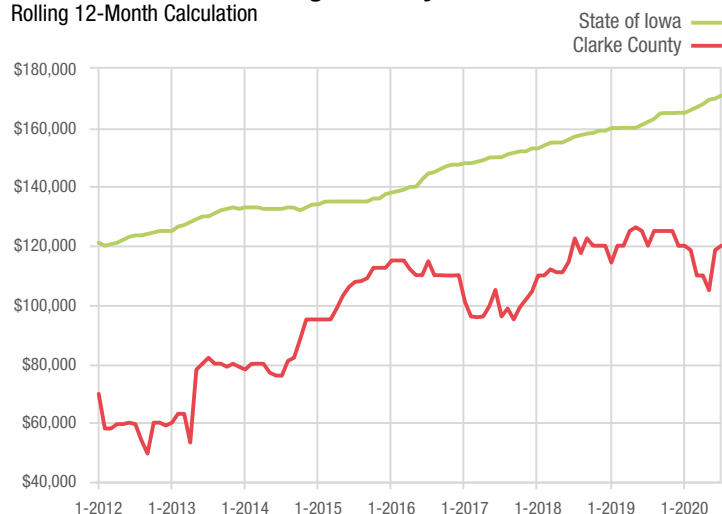
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	16	8	- 50.0%	76	72	- 5.3%
Pending Sales	7	12	+ 71.4%	60	71	+ 18.3%
Closed Sales	10	10	0.0%	58	55	- 5.2%
Days on Market Until Sale	60	82	+ 36.7%	102	79	- 22.5%
Median Sales Price*	\$109,700	<b>\$129,500</b>	+ 18.0%	\$126,250	<b>\$137,500</b>	+ 8.9%
Average Sales Price*	\$163,420	<b>\$159,140</b>	- 2.6%	\$146,662	<b>\$139,112</b>	- 5.1%
Percent of List Price Received*	96.6%	<b>94.7%</b>	- 2.0%	96.6%	<b>93.7%</b>	- 3.0%
Inventory of Homes for Sale	41	28	- 31.7%	—	—	—
Months Supply of Inventory	5.1	3.1	- 39.2%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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.

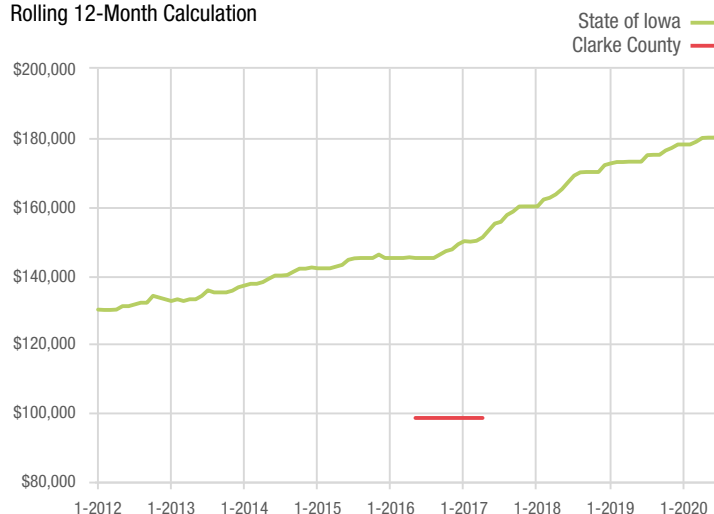
### Median Sales Price - Single-Family Detached

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.