

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

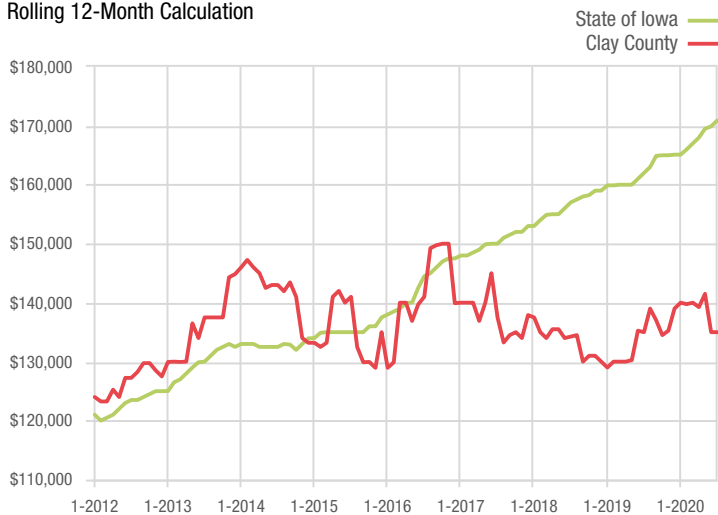
Single-Family Detached	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	37	34	- 8.1%	234	198	- 15.4%
Pending Sales	28	21	- 25.0%	182	163	- 10.4%
Closed Sales	28	33	+ 17.9%	167	152	- 9.0%
Days on Market Until Sale	64	63	- 1.6%	69	70	+ 1.4%
Median Sales Price*	\$135,000	\$156,250	+ 15.7%	\$140,000	\$135,000	- 3.6%
Average Sales Price*	\$158,505	\$172,717	+ 9.0%	\$153,622	\$152,256	- 0.9%
Percent of List Price Received*	97.1%	97.1%	0.0%	96.4%	96.5%	+ 0.1%
Inventory of Homes for Sale	80	76	- 5.0%	—	—	—
Months Supply of Inventory	3.3	3.7	+ 12.1%	—	—	—

Townhouse-Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	11	10	- 9.1%	55	48	- 12.7%
Pending Sales	11	3	- 72.7%	43	45	+ 4.7%
Closed Sales	6	7	+ 16.7%	38	48	+ 26.3%
Days on Market Until Sale	53	89	+ 67.9%	86	80	- 7.0%
Median Sales Price*	\$133,000	\$160,000	+ 20.3%	\$155,950	\$173,000	+ 10.9%
Average Sales Price*	\$143,167	\$176,843	+ 23.5%	\$170,179	\$186,997	+ 9.9%
Percent of List Price Received*	96.8%	98.6%	+ 1.9%	96.7%	97.9%	+ 1.2%
Inventory of Homes for Sale	28	23	- 17.9%	—	—	—
Months Supply of Inventory	4.9	3.2	- 34.7%	—	—	—

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

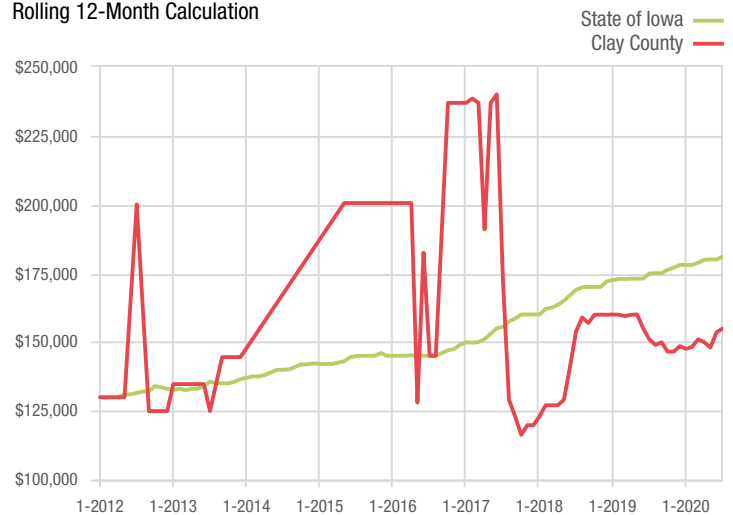
Median Sales Price - Single-Family Detached

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.