

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

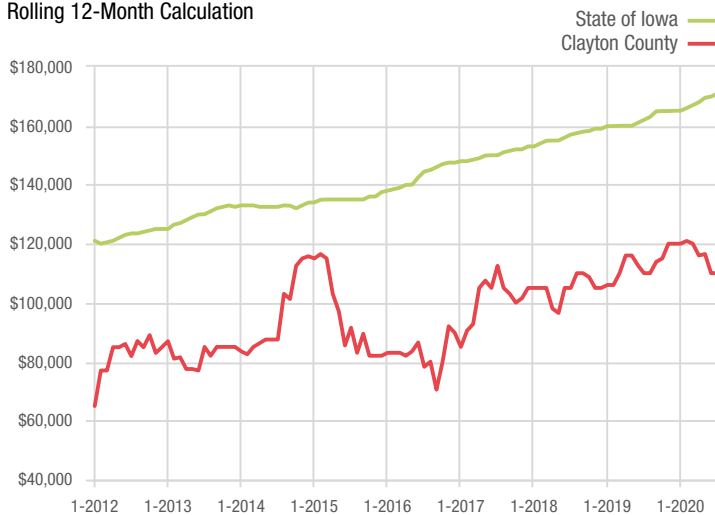
| Single-Family Detached | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| | 2019 | 2020 | % Change | Thru 7-2019 | Thru 7-2020 | % Change |
| New Listings | 18 | 16 | - 11.1% | 124 | 133 | + 7.3% |
| Pending Sales | 12 | 15 | + 25.0% | 75 | 100 | + 33.3% |
| Closed Sales | 8 | 17 | + 112.5% | 67 | 78 | + 16.4% |
| Days on Market Until Sale | 131 | 149 | + 13.7% | 118 | 129 | + 9.3% |
| Median Sales Price* | \$113,500 | \$109,000 | - 4.0% | \$117,000 | \$103,500 | - 11.5% |
| Average Sales Price* | \$121,375 | \$114,259 | - 5.9% | \$138,531 | \$126,316 | - 8.8% |
| Percent of List Price Received* | 105.0% | 94.2% | - 10.3% | 94.8% | 93.1% | - 1.8% |
| Inventory of Homes for Sale | 81 | 76 | - 6.2% | — | — | — |
| Months Supply of Inventory | 6.9 | 6.7 | - 2.9% | — | — | — |

| Townhouse-Condo | July | | | Year to Date | | |
|---------------------------------|------|------|----------|--------------|-------------|----------|
| | 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 | 1 | — |
| Closed Sales | 0 | 0 | 0.0% | 0 | 1 | — |
| Days on Market Until Sale | — | — | — | — | 251 | — |
| Median Sales Price* | — | — | — | — | \$300,000 | — |
| Average Sales Price* | — | — | — | — | \$300,000 | — |
| Percent of List Price Received* | — | — | — | — | 88.8% | — |
| 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.

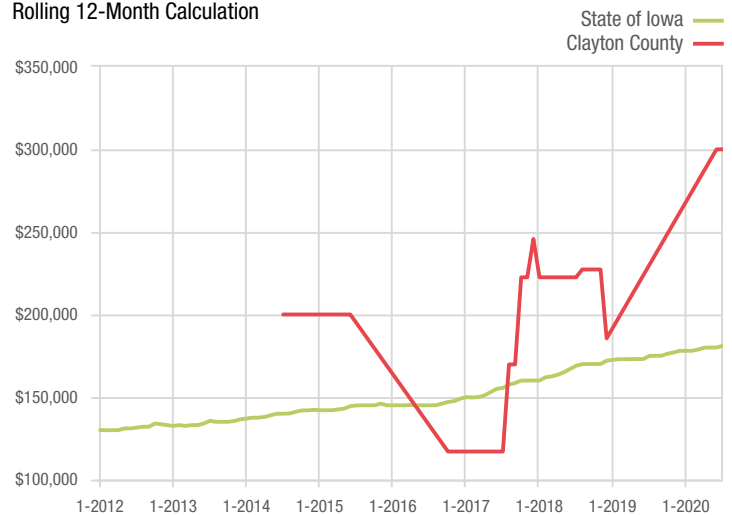
Median Sales Price - Single-Family Detached

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.