

Local Market Update – August 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

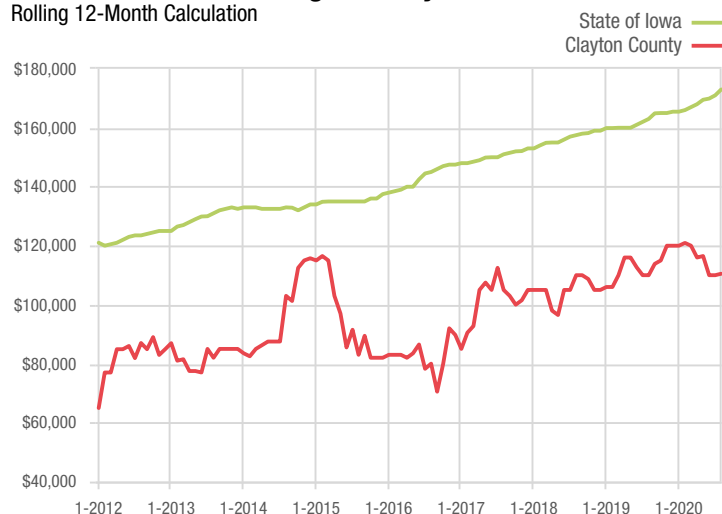
Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	13	16	+ 23.1%	137	149	+ 8.8%
Pending Sales	11	16	+ 45.5%	86	117	+ 36.0%
Closed Sales	19	21	+ 10.5%	86	100	+ 16.3%
Days on Market Until Sale	104	102	- 1.9%	115	125	+ 8.7%
Median Sales Price*	\$159,000	\$119,000	- 25.2%	\$120,000	\$109,500	- 8.8%
Average Sales Price*	\$160,724	\$130,793	- 18.6%	\$143,434	\$127,743	- 10.9%
Percent of List Price Received*	93.8%	95.6%	+ 1.9%	94.6%	93.6%	- 1.1%
Inventory of Homes for Sale	79	70	- 11.4%	—	—	—
Months Supply of Inventory	7.1	5.9	- 16.9%	—	—	—

Townhouse-Condo	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

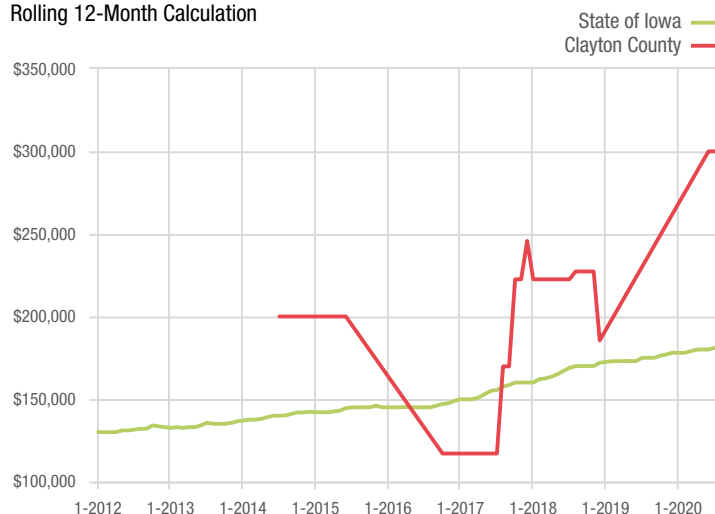
Median Sales Price - Single-Family Detached

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.