

# Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Clay County

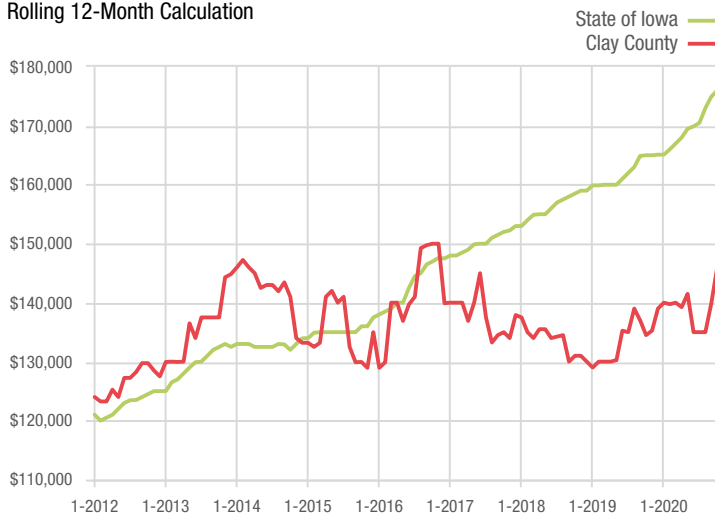
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	19	28	+ 47.4%	313	291	- 7.0%
Pending Sales	18	23	+ 27.8%	237	247	+ 4.2%
Closed Sales	23	33	+ 43.5%	236	235	- 0.4%
Days on Market Until Sale	99	60	- 39.4%	72	65	- 9.7%
Median Sales Price*	\$115,000	<b>\$189,450</b>	+ 64.7%	\$139,250	<b>\$148,000</b>	+ 6.3%
Average Sales Price*	\$117,748	<b>\$202,103</b>	+ 71.6%	\$150,249	<b>\$169,159</b>	+ 12.6%
Percent of List Price Received*	94.8%	<b>97.4%</b>	+ 2.7%	96.5%	<b>96.5%</b>	0.0%
Inventory of Homes for Sale	84	69	- 17.9%	—	—	—
Months Supply of Inventory	3.7	3.0	- 18.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	9	3	- 66.7%	89	63	- 29.2%
Pending Sales	4	4	0.0%	69	61	- 11.6%
Closed Sales	6	5	- 16.7%	70	63	- 10.0%
Days on Market Until Sale	84	72	- 14.3%	85	87	+ 2.4%
Median Sales Price*	\$99,500	<b>\$117,500</b>	+ 18.1%	\$148,950	<b>\$159,500</b>	+ 7.1%
Average Sales Price*	\$121,908	<b>\$152,100</b>	+ 24.8%	\$159,408	<b>\$182,083</b>	+ 14.2%
Percent of List Price Received*	96.8%	<b>94.7%</b>	- 2.2%	97.2%	<b>97.4%</b>	+ 0.2%
Inventory of Homes for Sale	32	17	- 46.9%	—	—	—
Months Supply of Inventory	4.8	2.7	- 43.8%	—	—	—

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

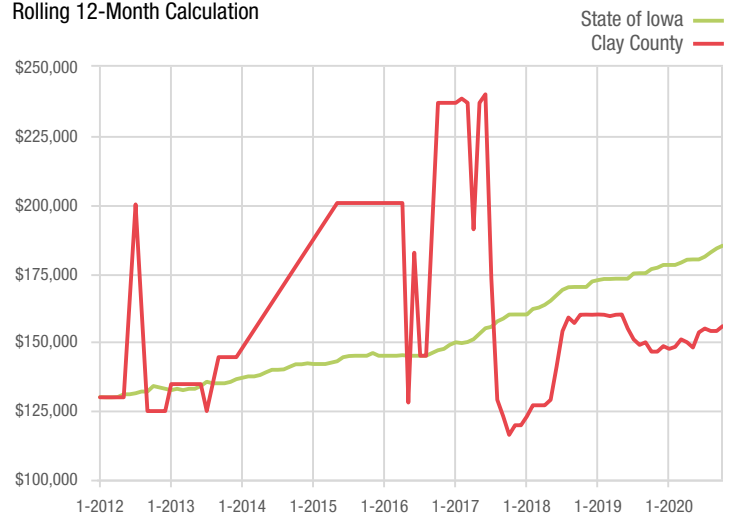
### Median Sales Price - Single-Family Detached

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.