

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

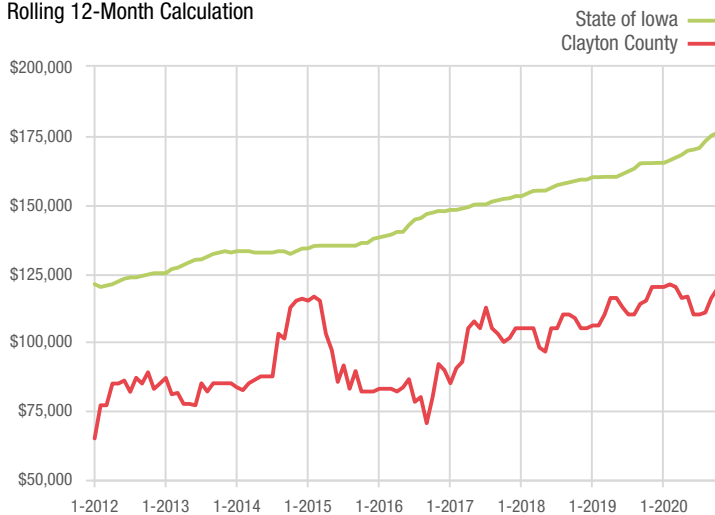
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	16	16	0.0%	179	189	+ 5.6%
Pending Sales	6	15	+ 150.0%	97	155	+ 59.8%
Closed Sales	8	23	+ 187.5%	104	143	+ 37.5%
Days on Market Until Sale	46	100	+ 117.4%	105	124	+ 18.1%
Median Sales Price*	\$84,000	\$125,000	+ 48.8%	\$118,500	\$118,000	- 0.4%
Average Sales Price*	\$148,025	\$141,587	- 4.3%	\$142,510	\$136,690	- 4.1%
Percent of List Price Received*	97.7%	95.5%	- 2.3%	94.7%	94.1%	- 0.6%
Inventory of Homes for Sale	98	63	- 35.7%	—	—	—
Months Supply of Inventory	9.5	4.5	- 52.6%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	2	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	2	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

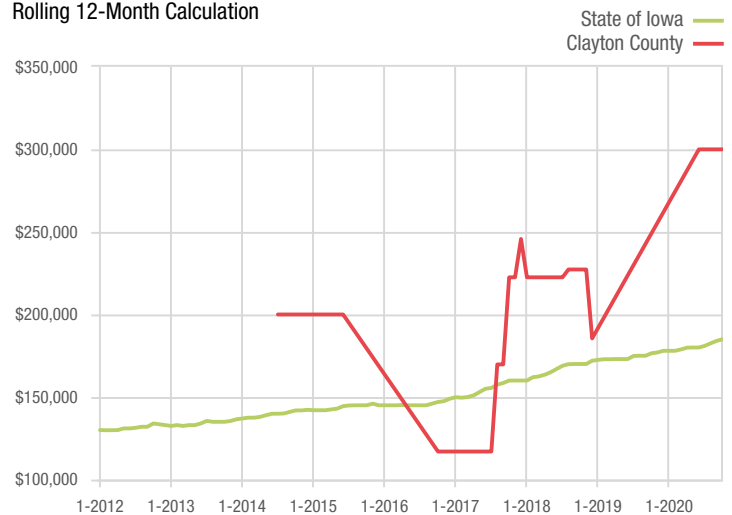
Median Sales Price - Single-Family Detached

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.