

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

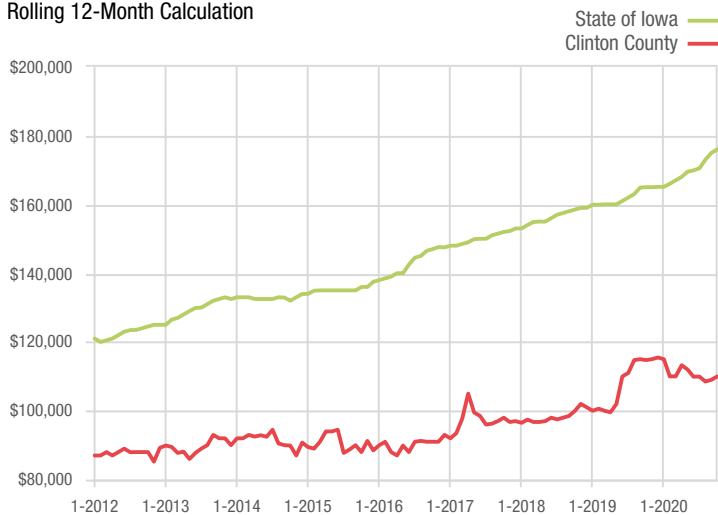
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	62	73	+ 17.7%	709	582	- 17.9%
Pending Sales	56	56	0.0%	492	480	- 2.4%
Closed Sales	52	48	- 7.7%	475	449	- 5.5%
Days on Market Until Sale	42	48	+ 14.3%	56	64	+ 14.3%
Median Sales Price*	\$107,000	\$119,950	+ 12.1%	\$115,000	\$109,000	- 5.2%
Average Sales Price*	\$118,839	\$122,083	+ 2.7%	\$130,116	\$122,088	- 6.2%
Percent of List Price Received*	96.1%	94.7%	- 1.5%	95.3%	95.2%	- 0.1%
Inventory of Homes for Sale	208	137	- 34.1%	—	—	—
Months Supply of Inventory	4.4	3.0	- 31.8%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	3	0	- 100.0%	41	22	- 46.3%
Pending Sales	2	2	0.0%	17	20	+ 17.6%
Closed Sales	4	1	- 75.0%	16	18	+ 12.5%
Days on Market Until Sale	49	41	- 16.3%	94	136	+ 44.7%
Median Sales Price*	\$210,000	\$81,000	- 61.4%	\$192,500	\$108,750	- 43.5%
Average Sales Price*	\$223,475	\$81,000	- 63.8%	\$200,406	\$147,953	- 26.2%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	97.8%	95.1%	- 2.8%
Inventory of Homes for Sale	17	7	- 58.8%	—	—	—
Months Supply of Inventory	9.0	3.2	- 64.4%	—	—	—

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

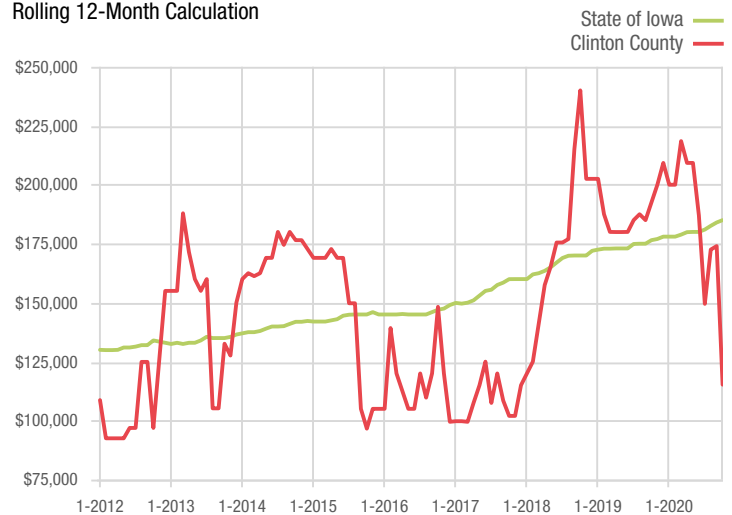
Median Sales Price - Single-Family Detached

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.