

Local Market Update – November 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

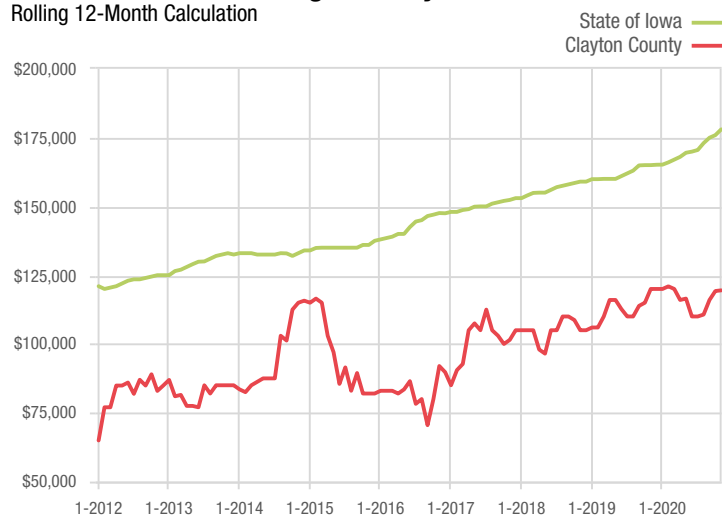
Single-Family Detached	November			Year to Date		
Key Metrics	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	13	15	+ 15.4%	192	204	+ 6.3%
Pending Sales	8	17	+ 112.5%	105	176	+ 67.6%
Closed Sales	7	16	+ 128.6%	111	159	+ 43.2%
Days on Market Until Sale	201	86	- 57.2%	111	120	+ 8.1%
Median Sales Price*	\$125,500	\$196,000	+ 56.2%	\$120,000	\$119,000	- 0.8%
Average Sales Price*	\$209,786	\$198,125	- 5.6%	\$146,753	\$142,872	- 2.6%
Percent of List Price Received*	92.9%	93.5%	+ 0.6%	94.6%	94.1%	- 0.5%
Inventory of Homes for Sale	93	52	- 44.1%	—	—	—
Months Supply of Inventory	10.1	3.4	- 66.3%	—	—	—

Townhouse-Condo	November			Year to Date		
Key Metrics	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% 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.

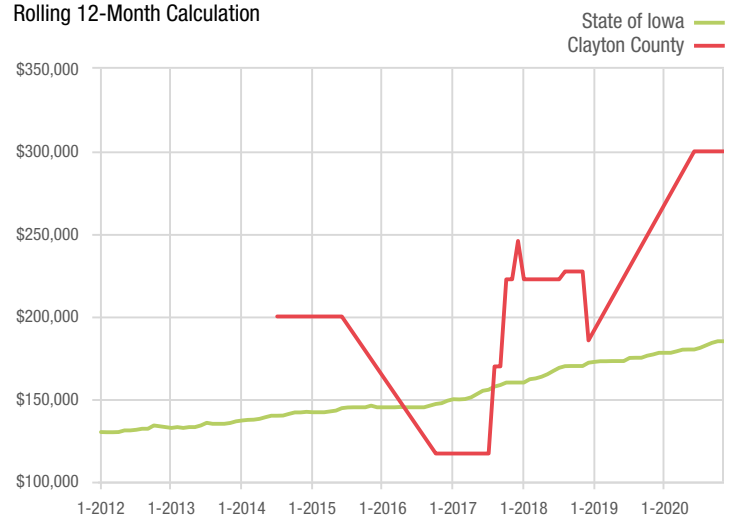
Median Sales Price - Single-Family Detached

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.