

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

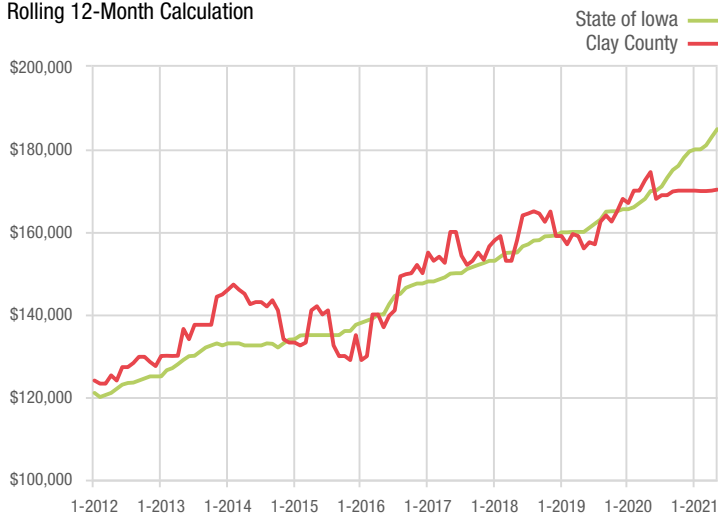
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	16	16	0.0%	66	75	+ 13.6%
Pending Sales	15	12	- 20.0%	53	66	+ 24.5%
Closed Sales	15	19	+ 26.7%	42	47	+ 11.9%
Days on Market Until Sale	40	36	- 10.0%	71	52	- 26.8%
Median Sales Price*	\$169,900	\$178,000	+ 4.8%	\$162,000	\$170,000	+ 4.9%
Average Sales Price*	\$175,367	\$202,584	+ 15.5%	\$156,760	\$195,596	+ 24.8%
Percent of List Price Received*	95.4%	99.9%	+ 4.7%	94.7%	97.5%	+ 3.0%
Inventory of Homes for Sale	33	21	- 36.4%	—	—	—
Months Supply of Inventory	3.4	1.9	- 44.1%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	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	—	—	—	—	100	—
Median Sales Price*	—	—	—	—	\$256,900	—
Average Sales Price*	—	—	—	—	\$256,900	—
Percent of List Price Received*	—	—	—	—	95.2%	—
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	0.8	- 73.3%	—	—	—

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

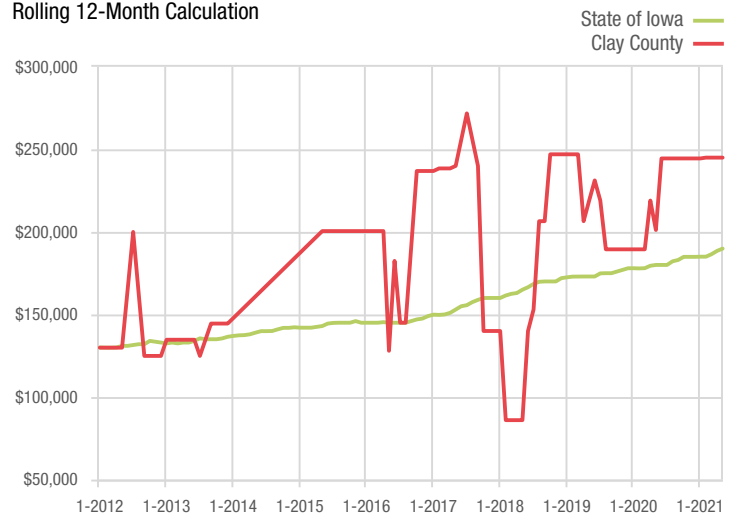
Median Sales Price - Single-Family Detached

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.