

# Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



## Clayton County

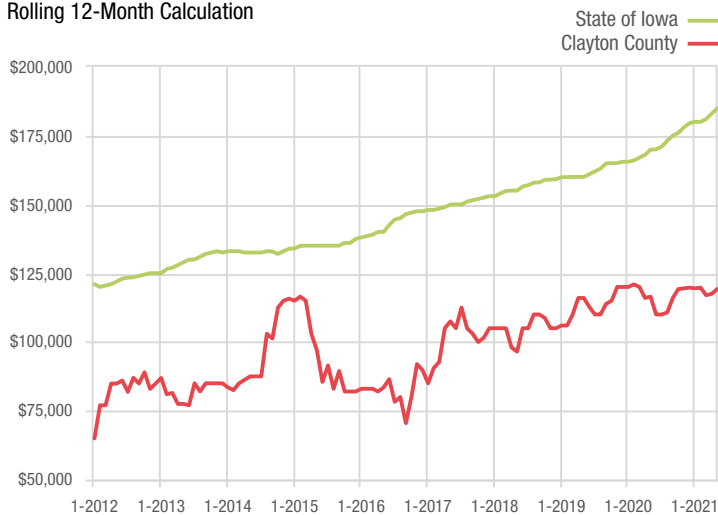
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	19	21	+ 10.5%	91	83	- 8.8%
Pending Sales	28	21	- 25.0%	62	91	+ 46.8%
Closed Sales	10	11	+ 10.0%	37	67	+ 81.1%
Days on Market Until Sale	136	78	- 42.6%	96	79	- 17.7%
Median Sales Price*	\$105,750	<b>\$139,000</b>	+ 31.4%	\$97,500	<b>\$112,000</b>	+ 14.9%
Average Sales Price*	\$135,850	<b>\$167,000</b>	+ 22.9%	\$126,441	<b>\$124,859</b>	- 1.3%
Percent of List Price Received*	92.0%	<b>95.5%</b>	+ 3.8%	92.1%	<b>94.8%</b>	+ 2.9%
Inventory of Homes for Sale	89	27	- 69.7%	—	—	—
Months Supply of Inventory	8.3	1.5	- 81.9%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

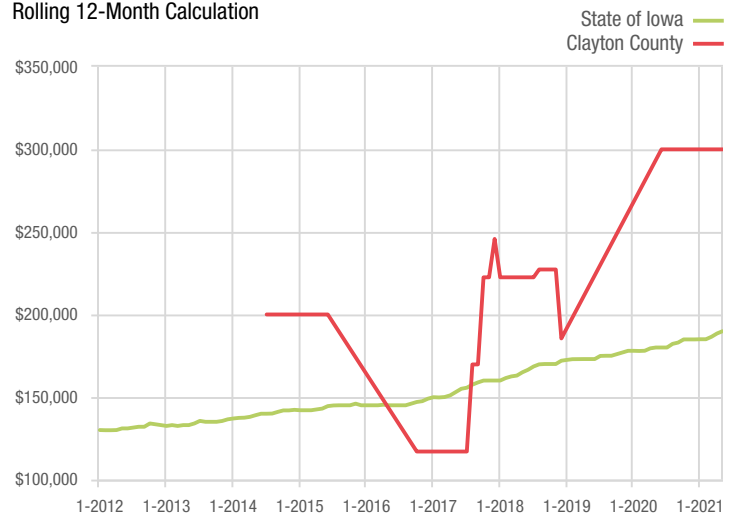
### Median Sales Price - Single-Family Detached

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.