

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

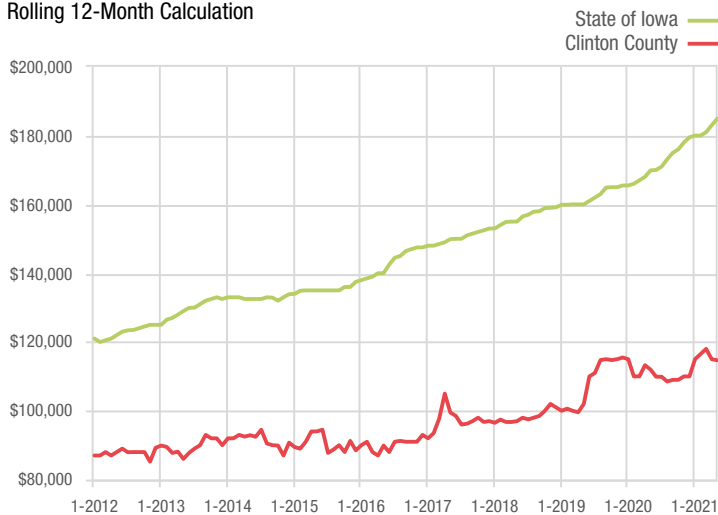
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	53	63	+ 18.9%	258	228	- 11.6%
Pending Sales	60	57	- 5.0%	226	246	+ 8.8%
Closed Sales	39	56	+ 43.6%	202	226	+ 11.9%
Days on Market Until Sale	75	66	- 12.0%	74	62	- 16.2%
Median Sales Price*	\$112,000	\$109,200	- 2.5%	\$90,750	\$105,000	+ 15.7%
Average Sales Price*	\$123,140	\$127,793	+ 3.8%	\$108,717	\$121,649	+ 11.9%
Percent of List Price Received*	96.0%	94.6%	- 1.5%	94.4%	95.7%	+ 1.4%
Inventory of Homes for Sale	147	68	- 53.7%	—	—	—
Months Supply of Inventory	3.2	1.4	- 56.3%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	4	4	0.0%	15	11	- 26.7%
Pending Sales	1	3	+ 200.0%	5	16	+ 220.0%
Closed Sales	1	2	+ 100.0%	4	16	+ 300.0%
Days on Market Until Sale	231	211	- 8.7%	132	160	+ 21.2%
Median Sales Price*	\$70,000	\$153,500	+ 119.3%	\$70,000	\$140,400	+ 100.6%
Average Sales Price*	\$70,000	\$153,500	+ 119.3%	\$78,000	\$148,669	+ 90.6%
Percent of List Price Received*	82.4%	102.7%	+ 24.6%	90.6%	101.3%	+ 11.8%
Inventory of Homes for Sale	17	2	- 88.2%	—	—	—
Months Supply of Inventory	9.4	0.7	- 92.6%	—	—	—

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

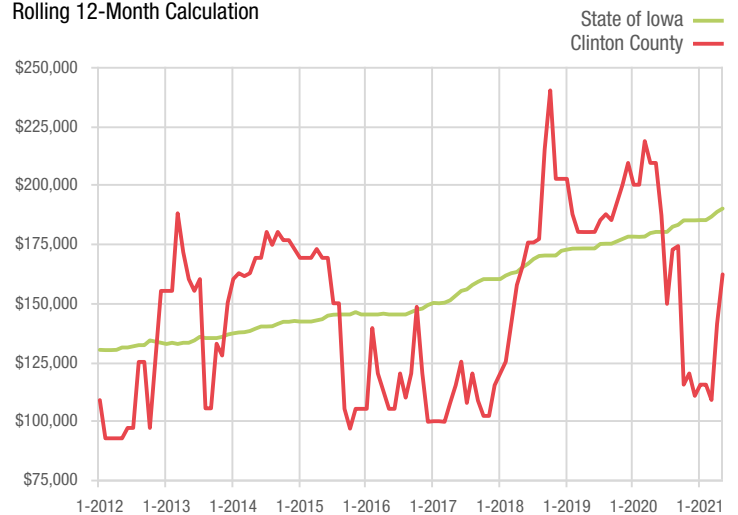
Median Sales Price - Single-Family Detached

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.