

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

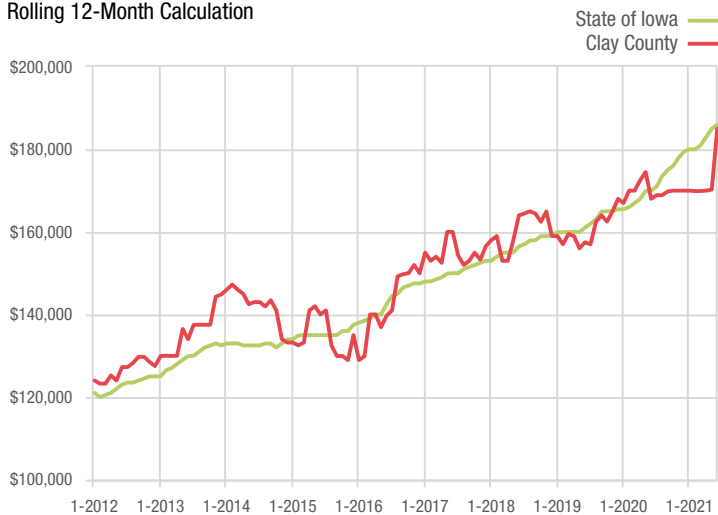
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	17	21	+ 23.5%	83	96	+ 15.7%
Pending Sales	15	16	+ 6.7%	68	82	+ 20.6%
Closed Sales	17	19	+ 11.8%	59	66	+ 11.9%
Days on Market Until Sale	59	7	- 88.1%	67	39	- 41.8%
Median Sales Price*	\$129,000	\$251,500	+ 95.0%	\$152,000	\$181,450	+ 19.4%
Average Sales Price*	\$132,874	\$254,937	+ 91.9%	\$149,877	\$212,679	+ 41.9%
Percent of List Price Received*	96.2%	99.4%	+ 3.3%	95.1%	98.1%	+ 3.2%
Inventory of Homes for Sale	33	23	- 30.3%	—	—	—
Months Supply of Inventory	3.3	2.0	- 39.4%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	2	0	- 100.0%	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	181	—	—	181	100	- 44.8%
Median Sales Price*	\$244,500	—	—	\$244,500	\$256,900	+ 5.1%
Average Sales Price*	\$244,500	—	—	\$244,500	\$256,900	+ 5.1%
Percent of List Price Received*	96.1%	—	—	96.1%	95.2%	- 0.9%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

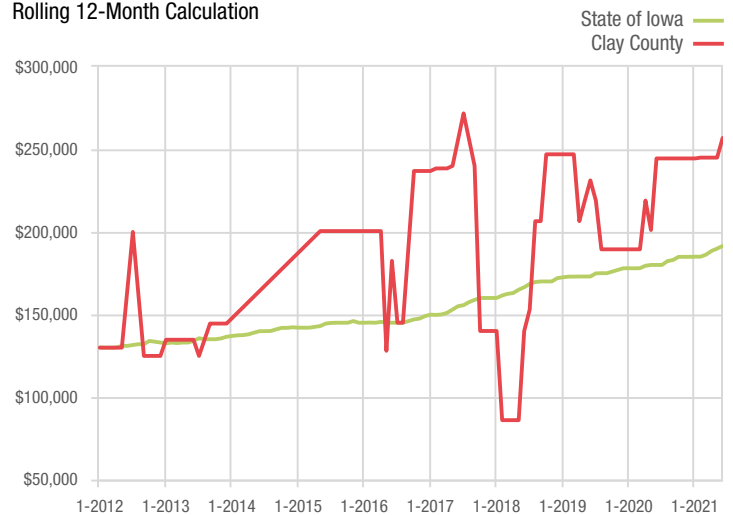
Median Sales Price - Single-Family Detached

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.