

Local Market Update – August 2021

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

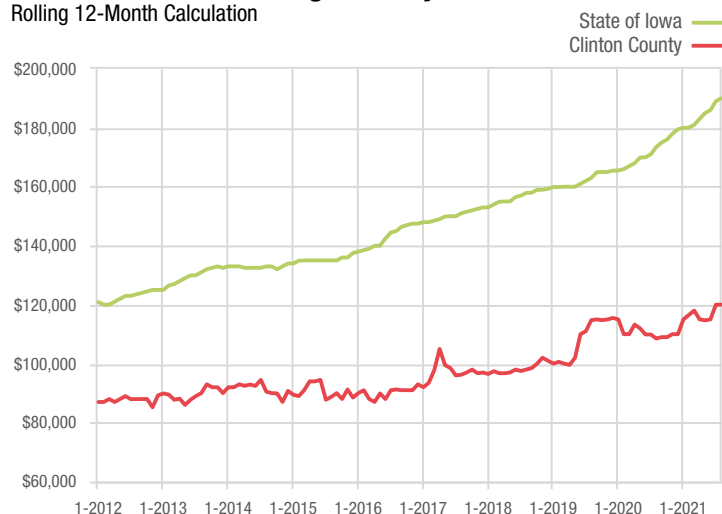
Single-Family Detached	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	62	67	+ 8.1%	446	436	- 2.2%
Pending Sales	47	58	+ 23.4%	371	405	+ 9.2%
Closed Sales	44	51	+ 15.9%	353	382	+ 8.2%
Days on Market Until Sale	44	18	- 59.1%	68	48	- 29.4%
Median Sales Price*	\$124,000	\$117,500	- 5.2%	\$102,500	\$117,250	+ 14.4%
Average Sales Price*	\$141,985	\$128,591	- 9.4%	\$116,709	\$131,895	+ 13.0%
Percent of List Price Received*	97.1%	99.1%	+ 2.1%	95.2%	97.5%	+ 2.4%
Inventory of Homes for Sale	134	89	- 33.6%	—	—	—
Months Supply of Inventory	3.0	1.8	- 40.0%	—	—	—

Townhouse-Condo	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	3	3	0.0%	21	19	- 9.5%
Pending Sales	3	2	- 33.3%	16	24	+ 50.0%
Closed Sales	5	4	- 20.0%	13	23	+ 76.9%
Days on Market Until Sale	180	31	- 82.8%	144	117	- 18.8%
Median Sales Price*	\$200,000	\$137,450	- 31.3%	\$107,000	\$162,000	+ 51.4%
Average Sales Price*	\$202,150	\$136,950	- 32.3%	\$145,127	\$147,457	+ 1.6%
Percent of List Price Received*	96.8%	100.4%	+ 3.7%	95.0%	101.1%	+ 6.4%
Inventory of Homes for Sale	10	2	- 80.0%	—	—	—
Months Supply of Inventory	4.8	0.8	- 83.3%	—	—	—

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

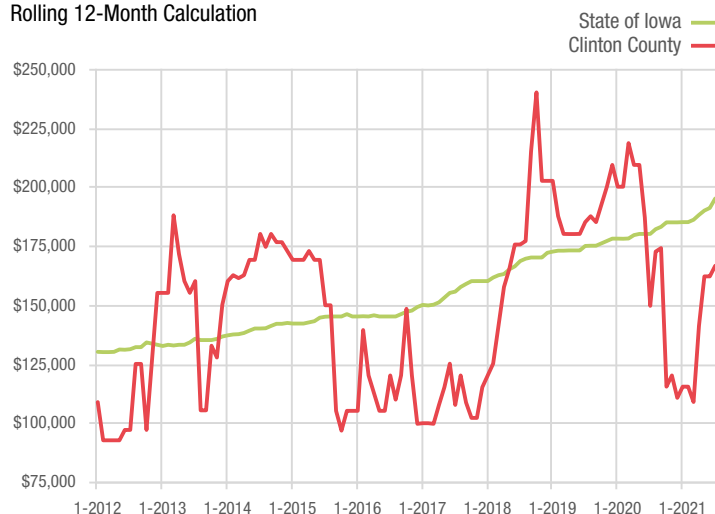
Median Sales Price - Single-Family Detached

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.