

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

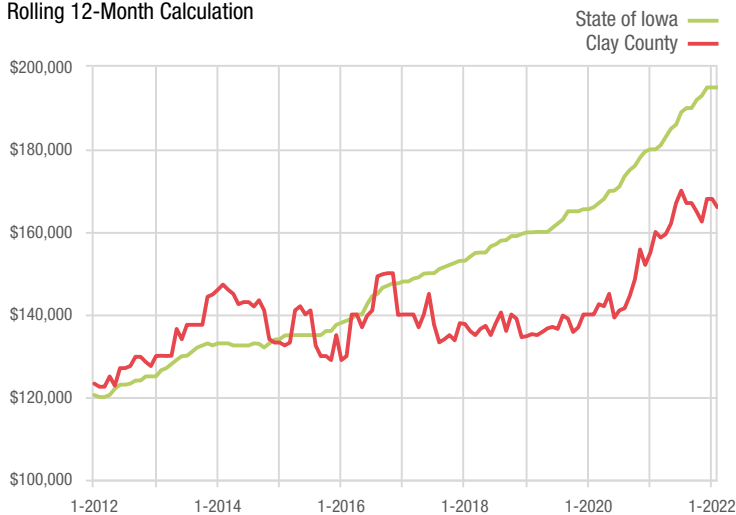
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
Key Metrics						
New Listings	24	29	+ 20.8%	37	55	+ 48.6%
Pending Sales	30	16	- 46.7%	45	42	- 6.7%
Closed Sales	19	16	- 15.8%	33	26	- 21.2%
Days on Market Until Sale	116	93	- 19.8%	100	69	- 31.0%
Median Sales Price*	\$175,000	\$172,500	- 1.4%	\$175,000	\$172,500	- 1.4%
Average Sales Price*	\$214,263	\$208,969	- 2.5%	\$214,848	\$187,154	- 12.9%
Percent of List Price Received*	96.6%	98.0%	+ 1.4%	96.6%	97.1%	+ 0.5%
Inventory of Homes for Sale	33	45	+ 36.4%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
Key Metrics						
New Listings	1	2	+ 100.0%	1	4	+ 300.0%
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	179	—	—	179	—	—
Median Sales Price*	\$235,950	—	—	\$235,950	—	—
Average Sales Price*	\$235,950	—	—	\$235,950	—	—
Percent of List Price Received*	97.0%	—	—	97.0%	—	—
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.8	1.4	- 22.2%	—	—	—

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

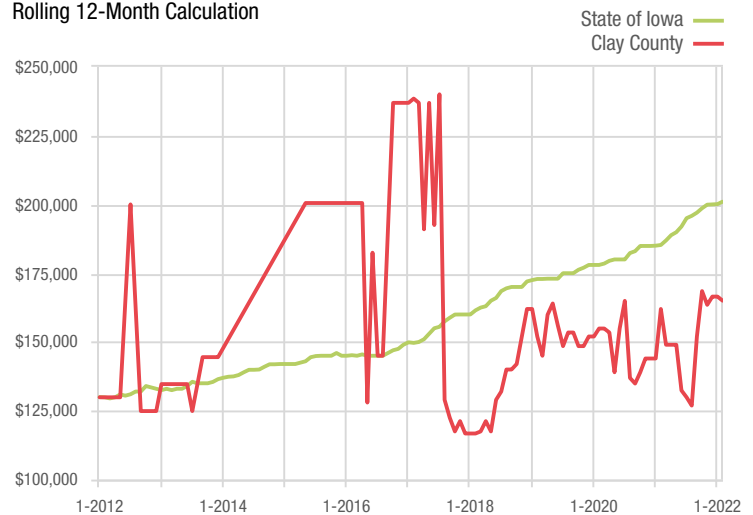
Median Sales Price - Single-Family Detached

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.