

# Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Clay County

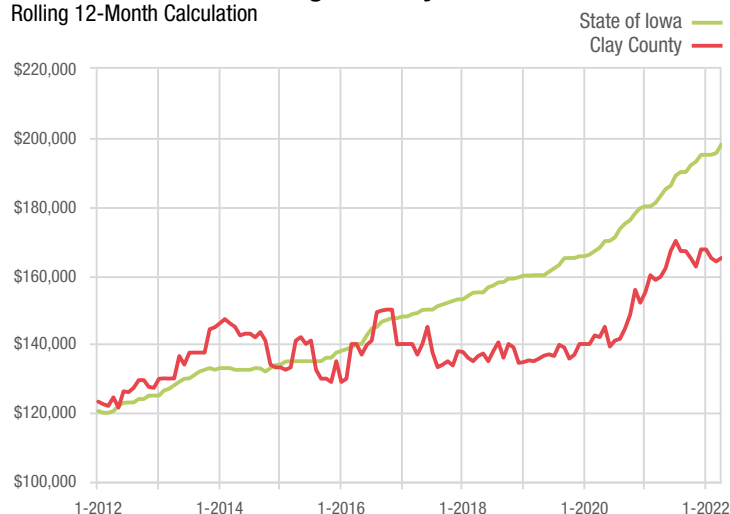
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	48	29	- 39.6%	114	123	+ 7.9%
Pending Sales	36	22	- 38.9%	108	105	- 2.8%
Closed Sales	18	33	+ 83.3%	71	77	+ 8.5%
Days on Market Until Sale	55	56	+ 1.8%	89	61	- 31.5%
Median Sales Price*	\$146,000	<b>\$147,000</b>	+ 0.7%	\$159,000	<b>\$146,000</b>	- 8.2%
Average Sales Price*	\$170,872	<b>\$179,482</b>	+ 5.0%	\$188,730	<b>\$178,393</b>	- 5.5%
Percent of List Price Received*	98.5%	<b>97.9%</b>	- 0.6%	96.8%	<b>97.2%</b>	+ 0.4%
Inventory of Homes for Sale	42	41	- 2.4%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	1	0.0%	2	6	+ 200.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	1	—	3	4	+ 33.3%
Days on Market Until Sale	—	36	—	153	94	- 38.6%
Median Sales Price*	—	<b>\$124,900</b>	—	\$215,000	<b>\$237,500</b>	+ 10.5%
Average Sales Price*	—	<b>\$124,900</b>	—	\$182,133	<b>\$234,725</b>	+ 28.9%
Percent of List Price Received*	—	<b>100.0%</b>	—	93.1%	<b>99.5%</b>	+ 6.9%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

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

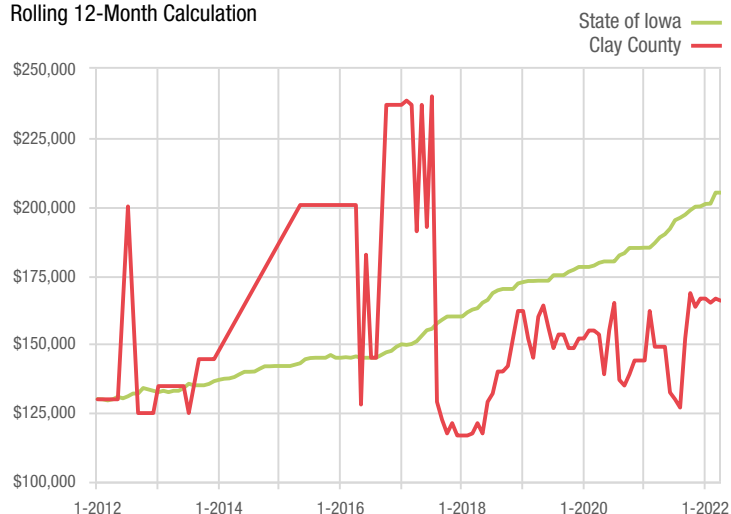
### Median Sales Price - Single-Family Detached

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.