

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

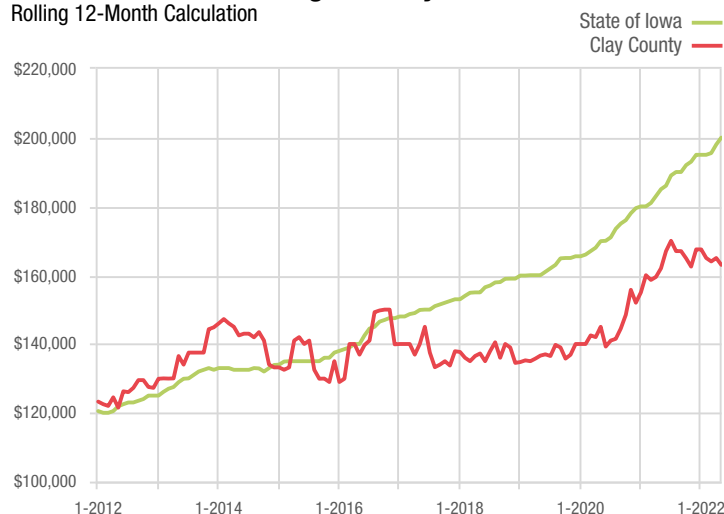
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	41	32	- 22.0%	155	155	0.0%
Pending Sales	39	14	- 64.1%	147	129	- 12.2%
Closed Sales	33	36	+ 9.1%	104	113	+ 8.7%
Days on Market Until Sale	68	49	- 27.9%	82	57	- 30.5%
Median Sales Price*	\$172,000	\$160,250	- 6.8%	\$165,000	\$152,500	- 7.6%
Average Sales Price*	\$201,446	\$181,175	- 10.1%	\$192,804	\$179,279	- 7.0%
Percent of List Price Received*	99.5%	96.7%	- 2.8%	97.6%	97.1%	- 0.5%
Inventory of Homes for Sale	41	49	+ 19.5%	—	—	—
Months Supply of Inventory	1.4	1.8	+ 28.6%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	4	4	0.0%	6	10	+ 66.7%
Pending Sales	5	1	- 80.0%	7	6	- 14.3%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Days on Market Until Sale	12	—	—	118	94	- 20.3%
Median Sales Price*	\$126,900	—	—	\$170,950	\$237,500	+ 38.9%
Average Sales Price*	\$126,900	—	—	\$168,325	\$234,725	+ 39.4%
Percent of List Price Received*	100.0%	—	—	94.8%	99.5%	+ 5.0%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.5	2.9	+ 480.0%	—	—	—

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

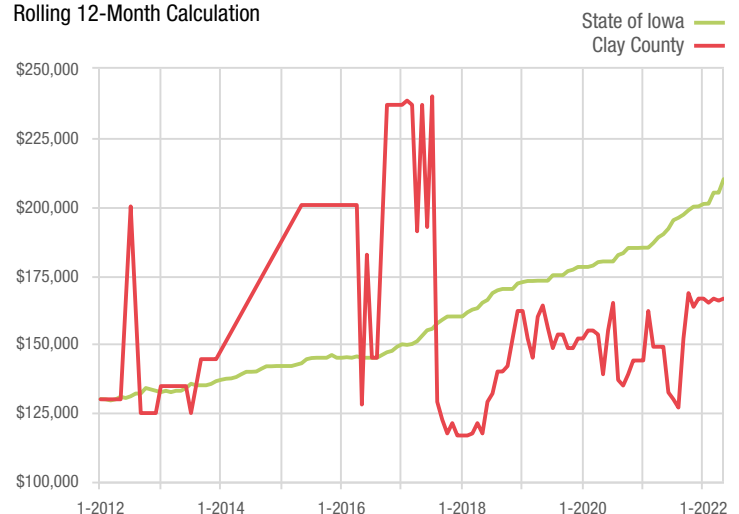
Median Sales Price - Single-Family Detached

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.