

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

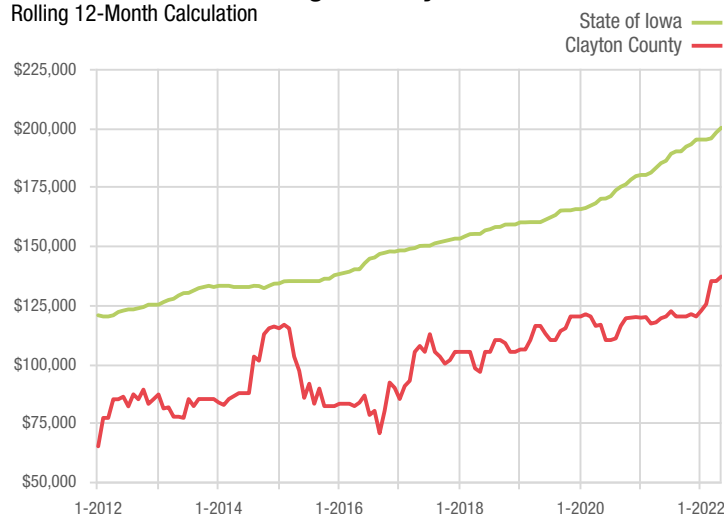
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	24	27	+ 12.5%	87	73	- 16.1%
Pending Sales	23	20	- 13.0%	93	59	- 36.6%
Closed Sales	11	18	+ 63.6%	67	51	- 23.9%
Days on Market Until Sale	78	26	- 66.7%	79	40	- 49.4%
Median Sales Price*	\$139,000	\$158,950	+ 14.4%	\$112,000	\$149,000	+ 33.0%
Average Sales Price*	\$167,000	\$192,433	+ 15.2%	\$124,859	\$192,145	+ 53.9%
Percent of List Price Received*	95.5%	97.6%	+ 2.2%	94.8%	99.2%	+ 4.6%
Inventory of Homes for Sale	28	28	0.0%	—	—	—
Months Supply of Inventory	1.5	2.0	+ 33.3%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

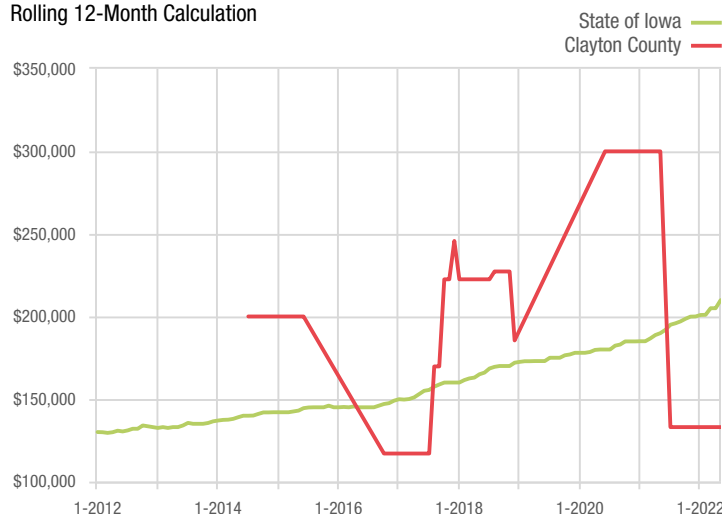
Median Sales Price - Single-Family Detached

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.