

Local Market Update – June 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

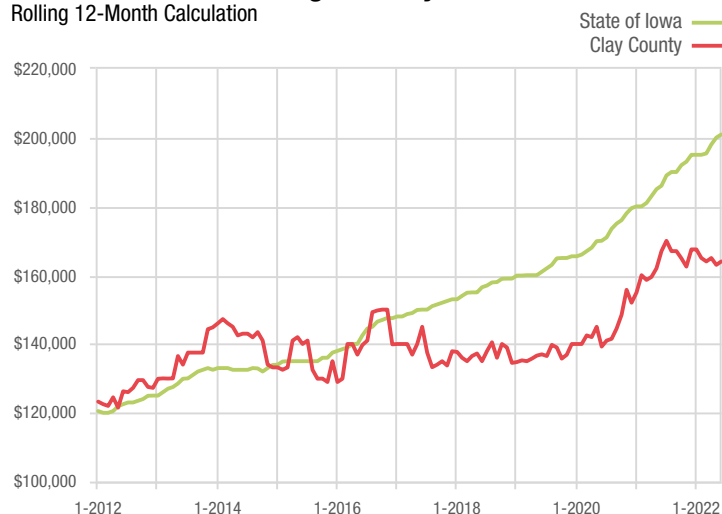
Single-Family Detached	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	44	43	- 2.3%	199	199	0.0%
Pending Sales	37	24	- 35.1%	184	162	- 12.0%
Closed Sales	50	31	- 38.0%	154	145	- 5.8%
Days on Market Until Sale	55	62	+ 12.7%	73	58	- 20.5%
Median Sales Price*	\$182,450	\$235,000	+ 28.8%	\$170,000	\$157,000	- 7.6%
Average Sales Price*	\$215,470	\$244,623	+ 13.5%	\$200,211	\$192,909	- 3.6%
Percent of List Price Received*	98.1%	100.3%	+ 2.2%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	43	56	+ 30.2%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

Townhouse-Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	3	4	+ 33.3%	9	14	+ 55.6%
Pending Sales	1	3	+ 200.0%	8	12	+ 50.0%
Closed Sales	6	3	- 50.0%	10	7	- 30.0%
Days on Market Until Sale	86	79	- 8.1%	99	87	- 12.1%
Median Sales Price*	\$139,450	\$130,000	- 6.8%	\$140,950	\$165,000	+ 17.1%
Average Sales Price*	\$179,350	\$149,967	- 16.4%	\$174,940	\$198,400	+ 13.4%
Percent of List Price Received*	99.5%	98.8%	- 0.7%	97.6%	99.2%	+ 1.6%
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.

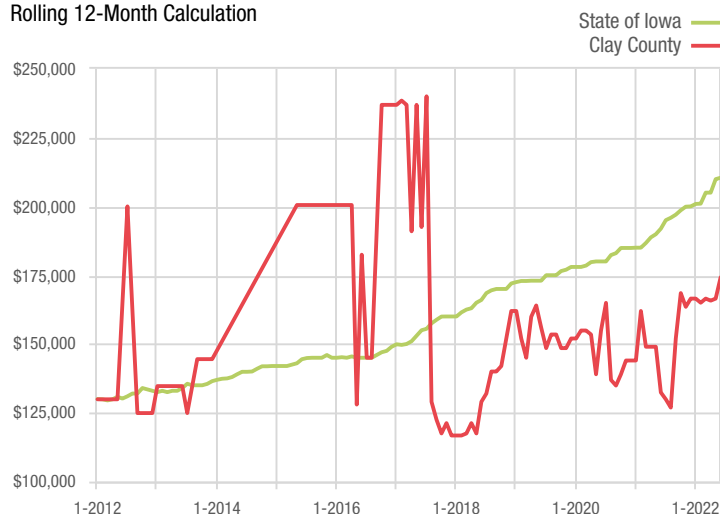
Median Sales Price - Single-Family Detached

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.