

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clarke County

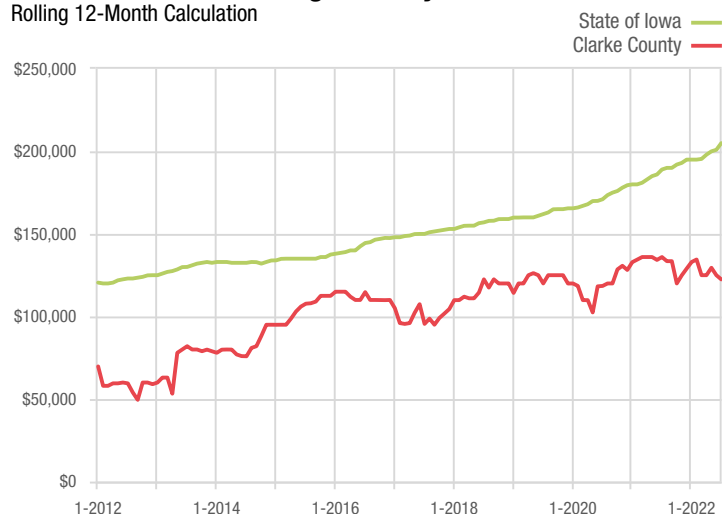
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	13	6	- 53.8%	74	67	- 9.5%
Pending Sales	12	4	- 66.7%	57	61	+ 7.0%
Closed Sales	8	5	- 37.5%	50	56	+ 12.0%
Days on Market Until Sale	31	14	- 54.8%	38	54	+ 42.1%
Median Sales Price*	\$165,750	\$200,000	+ 20.7%	\$158,950	\$145,850	- 8.2%
Average Sales Price*	\$193,125	\$331,000	+ 71.4%	\$174,884	\$191,747	+ 9.6%
Percent of List Price Received*	96.5%	92.8%	- 3.8%	95.2%	92.8%	- 2.5%
Inventory of Homes for Sale	27	18	- 33.3%	—	—	—
Months Supply of Inventory	3.2	1.9	- 40.6%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	1	0	- 100.0%	2	2	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	1	—	6	1	- 83.3%
Median Sales Price*	—	\$234,900	—	\$123,000	\$234,900	+ 91.0%
Average Sales Price*	—	\$234,900	—	\$123,000	\$234,900	+ 91.0%
Percent of List Price Received*	—	100.0%	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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

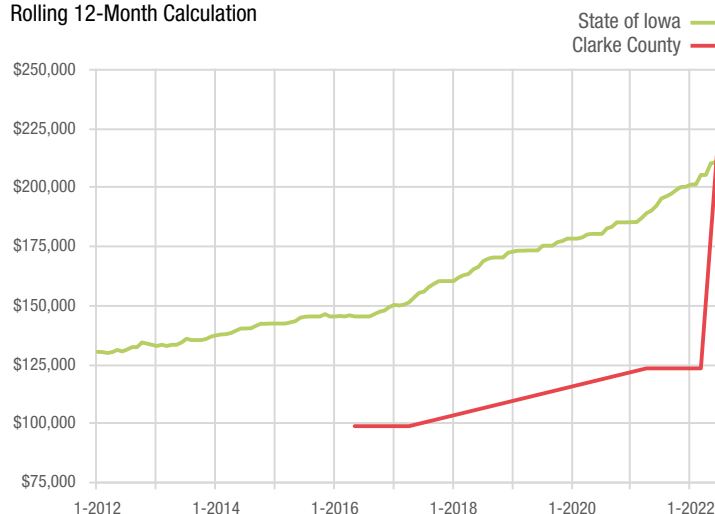
Median Sales Price - Single-Family Detached

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.