

# Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Clay County

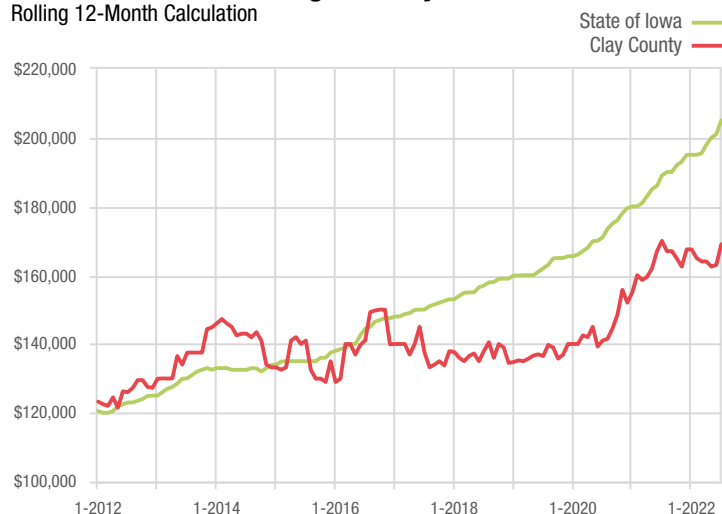
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	41	41	0.0%	240	241	+ 0.4%
Pending Sales	28	19	- 32.1%	212	194	- 8.5%
Closed Sales	47	29	- 38.3%	201	177	- 11.9%
Days on Market Until Sale	54	31	- 42.6%	69	54	- 21.7%
Median Sales Price*	\$175,000	\$200,000	+ 14.3%	\$170,000	\$172,500	+ 1.5%
Average Sales Price*	\$208,019	\$216,976	+ 4.3%	\$202,046	\$195,715	- 3.1%
Percent of List Price Received*	97.6%	97.8%	+ 0.2%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	52	61	+ 17.3%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	4	1	- 75.0%	13	15	+ 15.4%
Pending Sales	2	1	- 50.0%	10	14	+ 40.0%
Closed Sales	0	5	—	10	12	+ 20.0%
Days on Market Until Sale	—	123	—	99	102	+ 3.0%
Median Sales Price*	—	\$130,000	—	\$140,950	\$147,500	+ 4.6%
Average Sales Price*	—	\$176,800	—	\$174,940	\$189,400	+ 8.3%
Percent of List Price Received*	—	101.6%	—	97.6%	100.2%	+ 2.7%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	2.9	0.9	- 69.0%	—	—	—

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

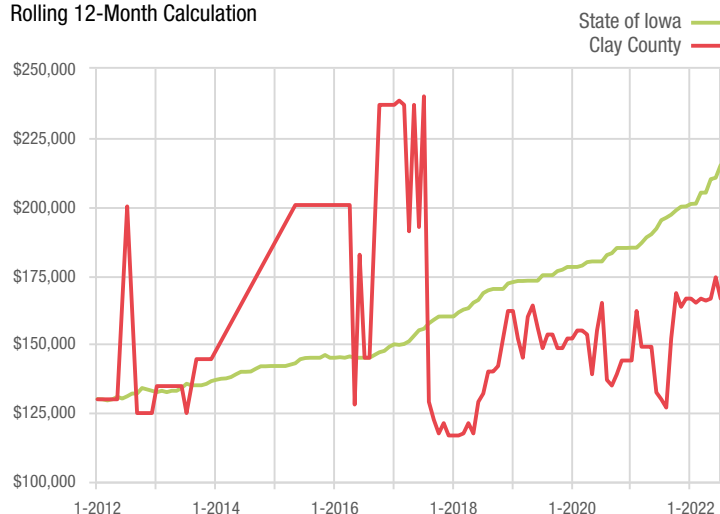
### Median Sales Price - Single-Family Detached

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.