

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

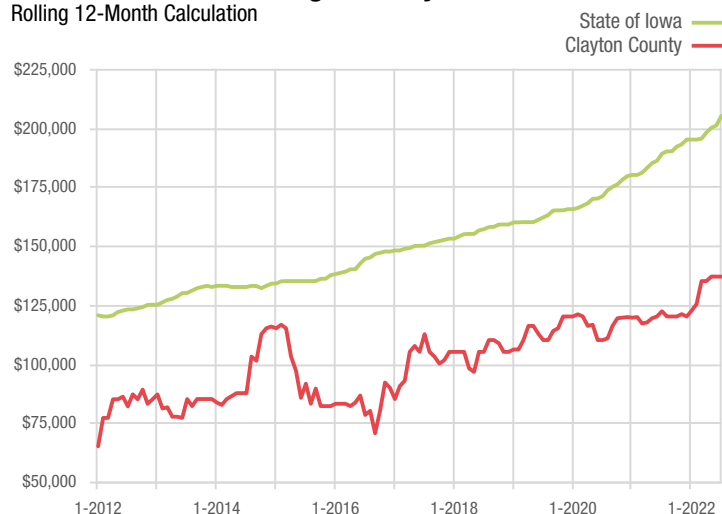
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	16	26	+ 62.5%	119	125	+ 5.0%
Pending Sales	17	19	+ 11.8%	130	95	- 26.9%
Closed Sales	21	15	- 28.6%	119	88	- 26.1%
Days on Market Until Sale	59	29	- 50.8%	72	32	- 55.6%
Median Sales Price*	\$110,000	\$92,500	- 15.9%	\$113,000	\$135,000	+ 19.5%
Average Sales Price*	\$147,781	\$109,233	- 26.1%	\$134,379	\$166,111	+ 23.6%
Percent of List Price Received*	96.8%	102.1%	+ 5.5%	95.3%	100.0%	+ 4.9%
Inventory of Homes for Sale	18	42	+ 133.3%	—	—	—
Months Supply of Inventory	1.0	3.1	+ 210.0%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	5	—	1	7	+ 600.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	82	—	—	82	—	—
Median Sales Price*	\$133,000	—	—	\$133,000	—	—
Average Sales Price*	\$133,000	—	—	\$133,000	—	—
Percent of List Price Received*	96.4%	—	—	96.4%	—	—
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

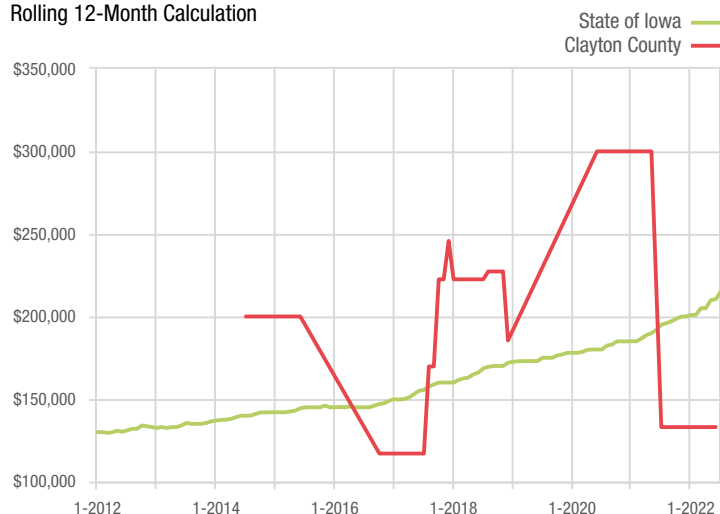
Median Sales Price - Single-Family Detached

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.