

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

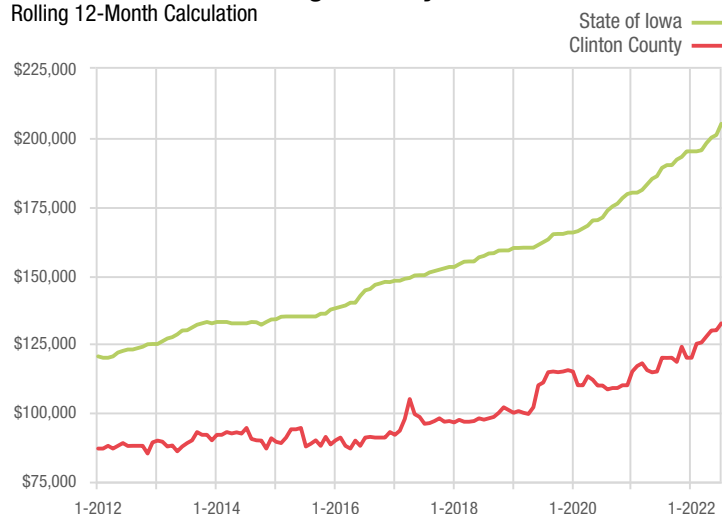
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	61	74	+ 21.3%	371	408	+ 10.0%
Pending Sales	45	52	+ 15.6%	348	357	+ 2.6%
Closed Sales	53	51	- 3.8%	333	341	+ 2.4%
Days on Market Until Sale	19	23	+ 21.1%	53	34	- 35.8%
Median Sales Price*	\$138,000	\$192,000	+ 39.1%	\$117,000	\$140,000	+ 19.7%
Average Sales Price*	\$166,096	\$184,882	+ 11.3%	\$132,166	\$159,805	+ 20.9%
Percent of List Price Received*	102.7%	97.6%	- 5.0%	97.3%	97.3%	0.0%
Inventory of Homes for Sale	91	112	+ 23.1%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	1	—	17	19	+ 11.8%
Pending Sales	5	4	- 20.0%	23	16	- 30.4%
Closed Sales	2	3	+ 50.0%	19	13	- 31.6%
Days on Market Until Sale	7	52	+ 642.9%	136	33	- 75.7%
Median Sales Price*	\$151,500	\$303,000	+ 100.0%	\$162,000	\$179,000	+ 10.5%
Average Sales Price*	\$151,500	\$227,633	+ 50.3%	\$149,668	\$170,808	+ 14.1%
Percent of List Price Received*	101.3%	98.8%	- 2.5%	101.2%	99.0%	- 2.2%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.4	0.9	+ 125.0%	—	—	—

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

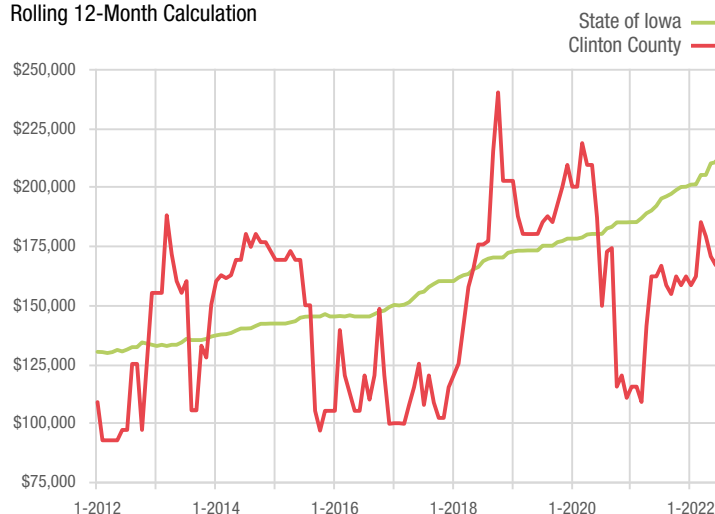
Median Sales Price - Single-Family Detached

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.