

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clarke County

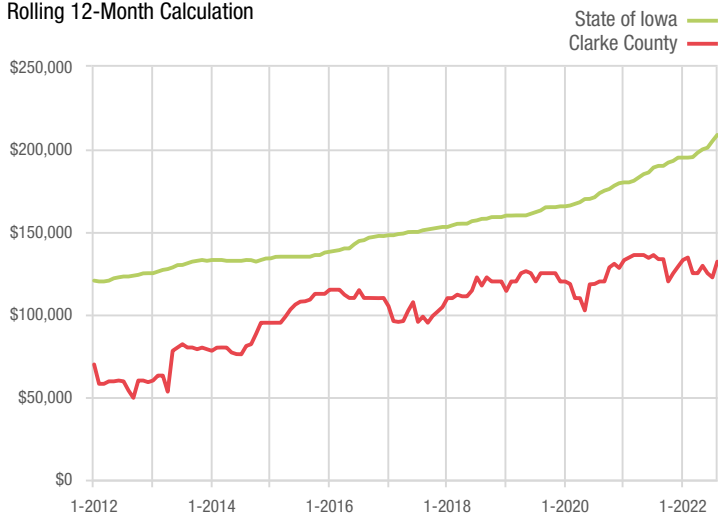
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	24	5	- 79.2%	98	72	- 26.5%
Pending Sales	12	3	- 75.0%	69	64	- 7.2%
Closed Sales	17	4	- 76.5%	67	60	- 10.4%
Days on Market Until Sale	70	39	- 44.3%	46	53	+ 15.2%
Median Sales Price*	\$100,000	\$147,500	+ 47.5%	\$141,500	\$145,850	+ 3.1%
Average Sales Price*	\$207,635	\$166,750	- 19.7%	\$183,194	\$190,081	+ 3.8%
Percent of List Price Received*	97.2%	93.5%	- 3.8%	95.7%	92.8%	- 3.0%
Inventory of Homes for Sale	36	20	- 44.4%	—	—	—
Months Supply of Inventory	4.1	2.3	- 43.9%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	6	1	- 83.3%
Median Sales Price*	—	—	—	\$123,000	\$234,900	+ 91.0%
Average Sales Price*	—	—	—	\$123,000	\$234,900	+ 91.0%
Percent of List Price Received*	—	—	—	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.

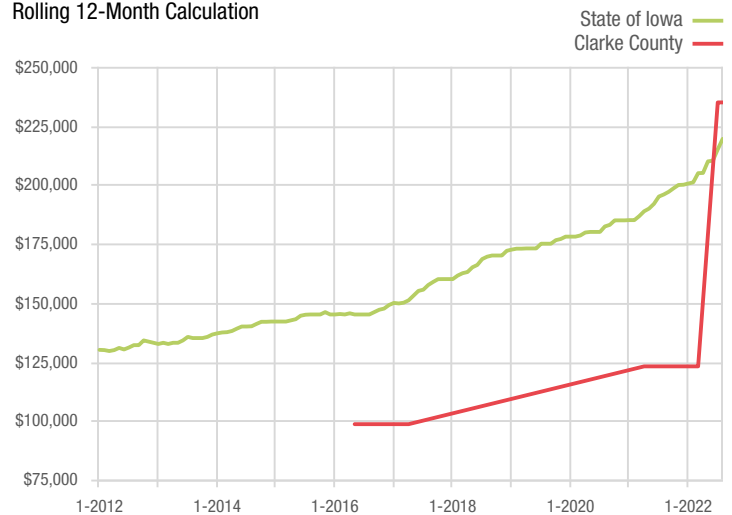
Median Sales Price - Single-Family Detached

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.