

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

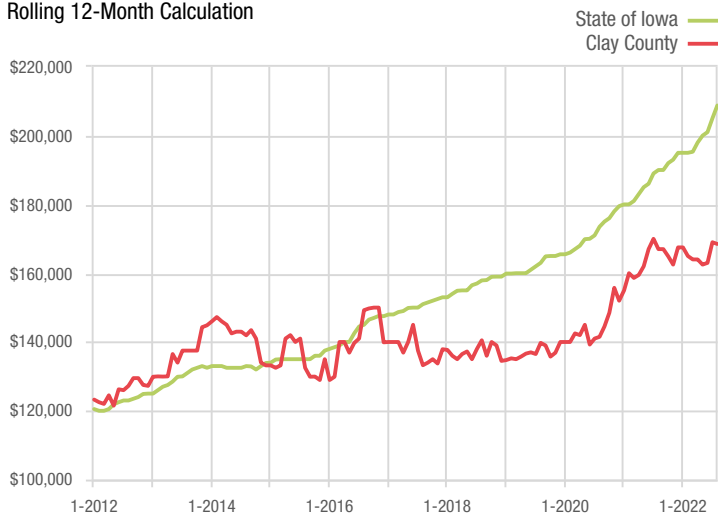
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	32	41	+ 28.1%	272	282	+ 3.7%
Pending Sales	26	25	- 3.8%	238	223	- 6.3%
Closed Sales	21	38	+ 81.0%	222	215	- 3.2%
Days on Market Until Sale	41	49	+ 19.5%	66	53	- 19.7%
Median Sales Price*	\$183,400	\$181,000	- 1.3%	\$170,500	\$173,000	+ 1.5%
Average Sales Price*	\$249,468	\$190,003	- 23.8%	\$206,552	\$194,705	- 5.7%
Percent of List Price Received*	97.4%	98.4%	+ 1.0%	97.7%	97.9%	+ 0.2%
Inventory of Homes for Sale	54	68	+ 25.9%	—	—	—
Months Supply of Inventory	1.9	2.5	+ 31.6%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	2	0.0%	15	17	+ 13.3%
Pending Sales	2	2	0.0%	12	16	+ 33.3%
Closed Sales	1	3	+ 200.0%	11	15	+ 36.4%
Days on Market Until Sale	20	96	+ 380.0%	92	101	+ 9.8%
Median Sales Price*	\$94,000	\$189,900	+ 102.0%	\$126,900	\$177,400	+ 39.8%
Average Sales Price*	\$94,000	\$197,433	+ 110.0%	\$167,582	\$191,007	+ 14.0%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	97.8%	100.1%	+ 2.4%
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.

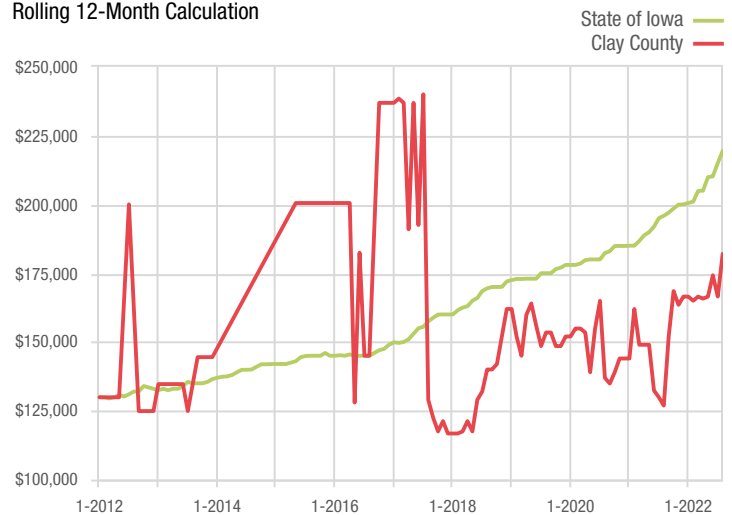
Median Sales Price - Single-Family Detached

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.