

# Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Clayton County

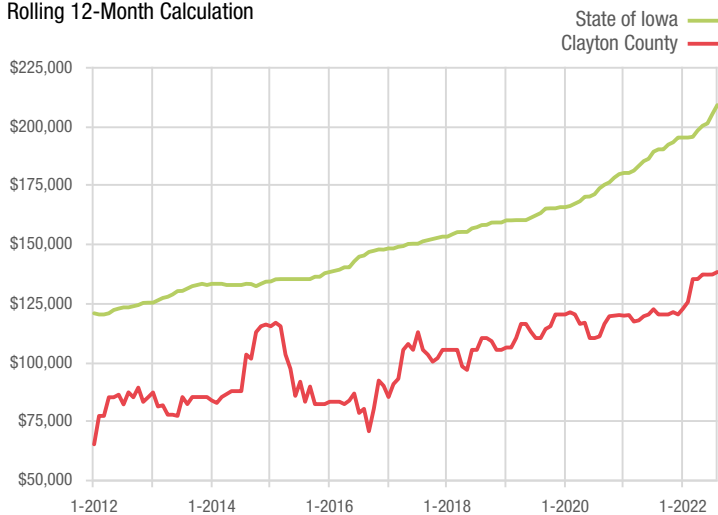
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
<b>Key Metrics</b>						
New Listings	26	15	- 42.3%	145	142	- 2.1%
Pending Sales	21	16	- 23.8%	151	115	- 23.8%
Closed Sales	17	12	- 29.4%	136	101	- 25.7%
Days on Market Until Sale	73	33	- 54.8%	72	32	- 55.6%
Median Sales Price*	\$99,900	<b>\$124,000</b>	+ 24.1%	\$112,500	<b>\$135,000</b>	+ 20.0%
Average Sales Price*	\$127,006	<b>\$175,133</b>	+ 37.9%	\$133,457	<b>\$167,321</b>	+ 25.4%
Percent of List Price Received*	98.9%	<b>93.4%</b>	- 5.6%	95.8%	<b>99.1%</b>	+ 3.4%
Inventory of Homes for Sale	21	32	+ 52.4%	—	—	—
Months Supply of Inventory	1.1	2.3	+ 109.1%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	1	7	+ 600.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	82	—	—
Median Sales Price*	—	—	—	\$133,000	—	—
Average Sales Price*	—	—	—	\$133,000	—	—
Percent of List Price Received*	—	—	—	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.

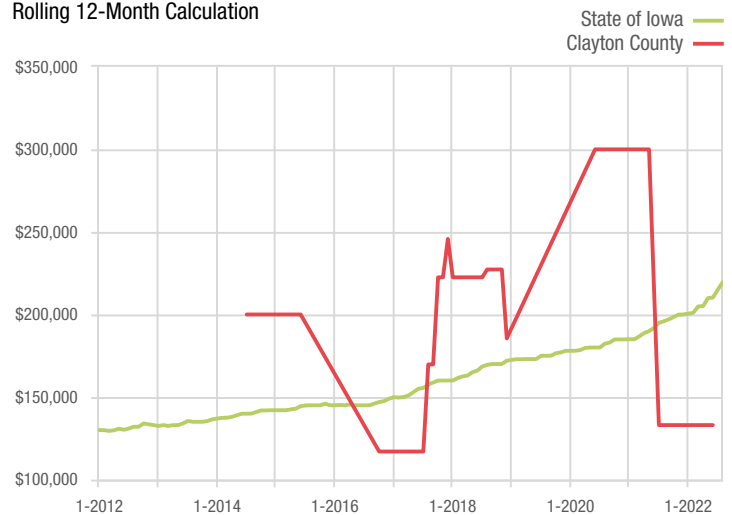
### Median Sales Price - Single-Family Detached

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.