

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clarke County

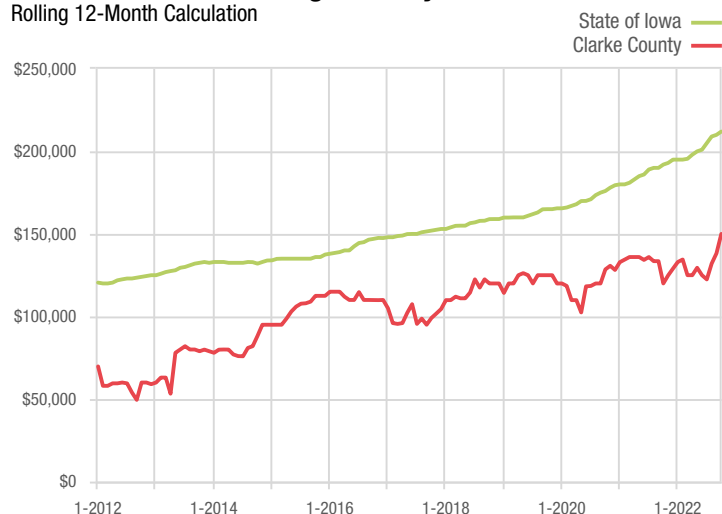
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	9	2	- 77.8%	116	78	- 32.8%
Pending Sales	12	1	- 91.7%	91	68	- 25.3%
Closed Sales	17	2	- 88.2%	92	67	- 27.2%
Days on Market Until Sale	29	10	- 65.5%	43	54	+ 25.6%
Median Sales Price*	\$87,900	\$169,450	+ 92.8%	\$124,950	\$157,500	+ 26.1%
Average Sales Price*	\$141,665	\$169,450	+ 19.6%	\$171,194	\$202,041	+ 18.0%
Percent of List Price Received*	89.0%	100.0%	+ 12.4%	94.6%	92.9%	- 1.8%
Inventory of Homes for Sale	27	19	- 29.6%	—	—	—
Months Supply of Inventory	3.1	2.7	- 12.9%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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.

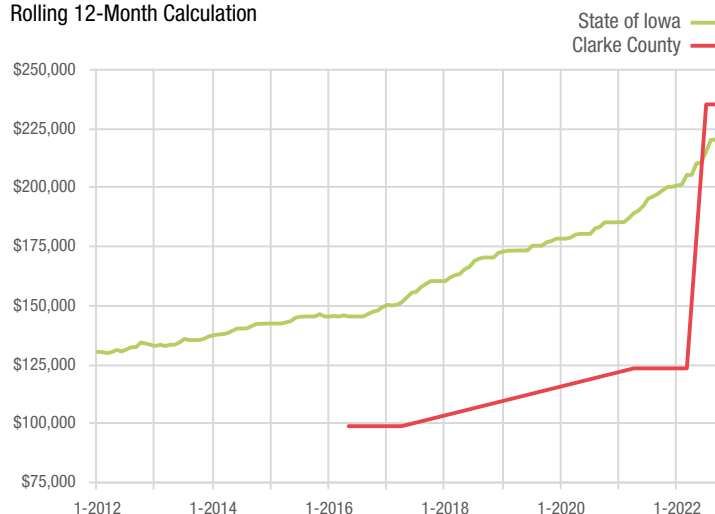
Median Sales Price - Single-Family Detached

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.