

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

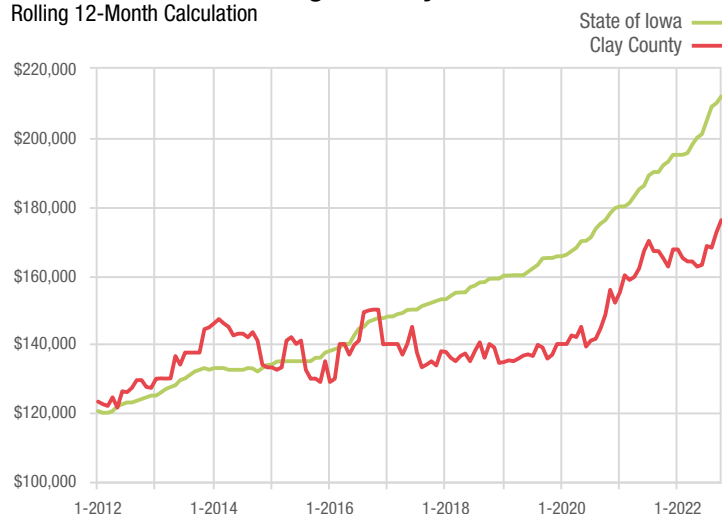
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	38	29	- 23.7%	331	341	+ 3.0%
Pending Sales	39	20	- 48.7%	309	281	- 9.1%
Closed Sales	38	27	- 28.9%	294	274	- 6.8%
Days on Market Until Sale	72	57	- 20.8%	65	55	- 15.4%
Median Sales Price*	\$152,500	\$220,000	+ 44.3%	\$167,000	\$175,500	+ 5.1%
Average Sales Price*	\$147,266	\$233,819	+ 58.8%	\$193,523	\$199,567	+ 3.1%
Percent of List Price Received*	96.4%	95.8%	- 0.6%	97.3%	97.7%	+ 0.4%
Inventory of Homes for Sale	36	62	+ 72.2%	—	—	—
Months Supply of Inventory	1.3	2.4	+ 84.6%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	4	4	0.0%	19	22	+ 15.8%
Pending Sales	4	0	- 100.0%	19	17	- 10.5%
Closed Sales	2	0	- 100.0%	15	18	+ 20.0%
Days on Market Until Sale	50	—	—	102	91	- 10.8%
Median Sales Price*	\$320,000	—	—	\$182,000	\$180,700	- 0.7%
Average Sales Price*	\$320,000	—	—	\$196,893	\$191,644	- 2.7%
Percent of List Price Received*	99.3%	—	—	97.7%	100.0%	+ 2.4%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

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

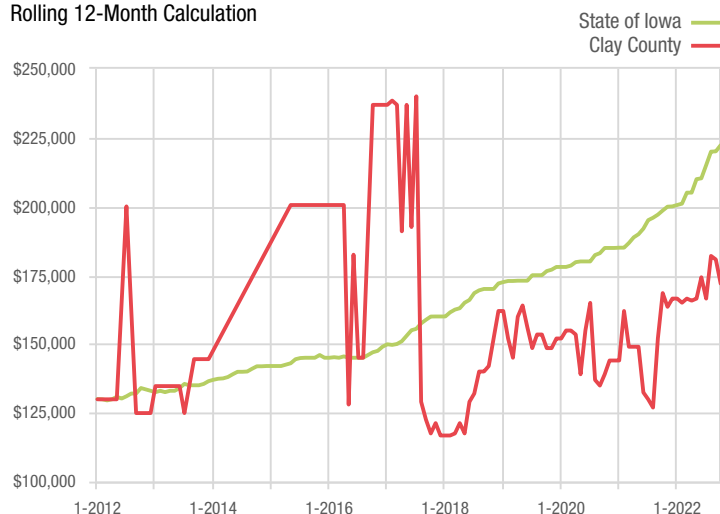
Median Sales Price - Single-Family Detached

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.