

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

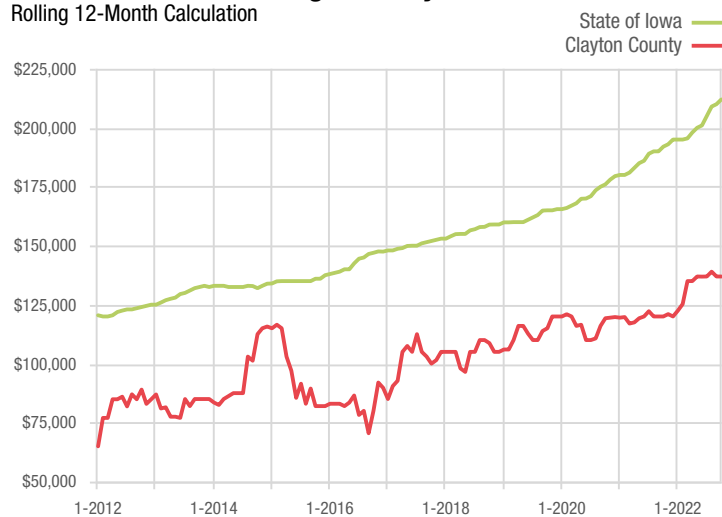
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	16	17	+ 6.3%	178	177	- 0.6%
Pending Sales	12	10	- 16.7%	177	142	- 19.8%
Closed Sales	16	12	- 25.0%	172	142	- 17.4%
Days on Market Until Sale	17	20	+ 17.6%	66	29	- 56.1%
Median Sales Price*	\$171,963	\$168,750	- 1.9%	\$117,500	\$135,950	+ 15.7%
Average Sales Price*	\$194,370	\$187,500	- 3.5%	\$144,739	\$180,445	+ 24.7%
Percent of List Price Received*	96.5%	96.1%	- 0.4%	95.8%	98.3%	+ 2.6%
Inventory of Homes for Sale	25	32	+ 28.0%	—	—	—
Months Supply of Inventory	1.4	2.3	+ 64.3%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1	0	- 100.0%	2	7	+ 250.0%
Pending Sales	0	1	—	1	1	0.0%
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	1	3	+ 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.

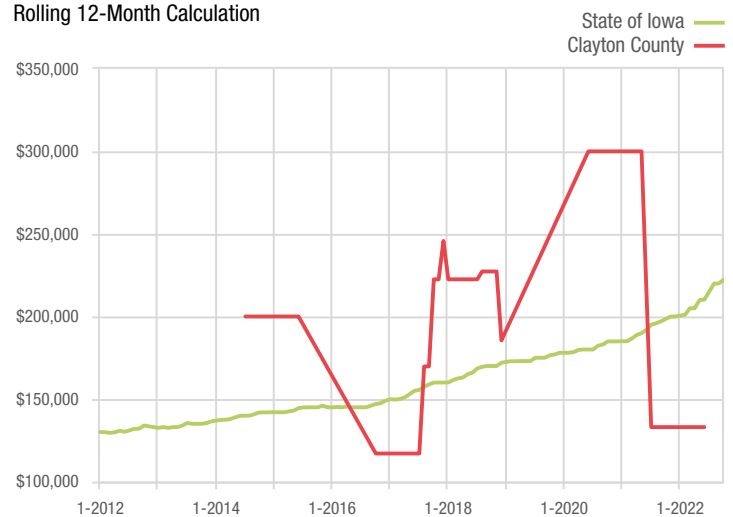
Median Sales Price - Single-Family Detached

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.