

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

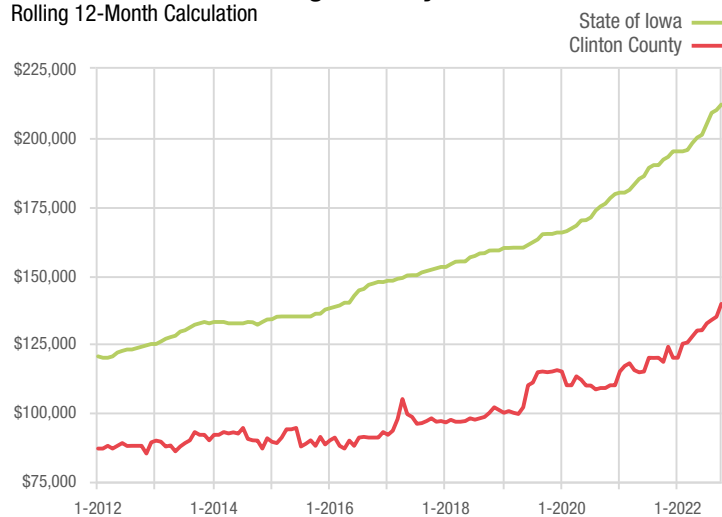
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	70	54	- 22.9%	581	601	+ 3.4%
Pending Sales	67	41	- 38.8%	528	502	- 4.9%
Closed Sales	46	55	+ 19.6%	489	502	+ 2.7%
Days on Market Until Sale	38	22	- 42.1%	44	30	- 31.8%
Median Sales Price*	\$102,000	\$164,900	+ 61.7%	\$118,500	\$142,900	+ 20.6%
Average Sales Price*	\$117,172	\$174,807	+ 49.2%	\$130,798	\$159,476	+ 21.9%
Percent of List Price Received*	96.3%	96.9%	+ 0.6%	97.2%	97.4%	+ 0.2%
Inventory of Homes for Sale	99	136	+ 37.4%	—	—	—
Months Supply of Inventory	2.0	2.8	+ 40.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	5	2	- 60.0%	25	27	+ 8.0%
Pending Sales	3	2	- 33.3%	30	23	- 23.3%
Closed Sales	5	3	- 40.0%	30	23	- 23.3%
Days on Market Until Sale	31	10	- 67.7%	96	29	- 69.8%
Median Sales Price*	\$195,900	\$193,000	- 1.5%	\$158,250	\$193,000	+ 22.0%
Average Sales Price*	\$161,580	\$187,600	+ 16.1%	\$150,130	\$200,048	+ 33.2%
Percent of List Price Received*	94.9%	98.8%	+ 4.1%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.7	1.3	+ 85.7%	—	—	—

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

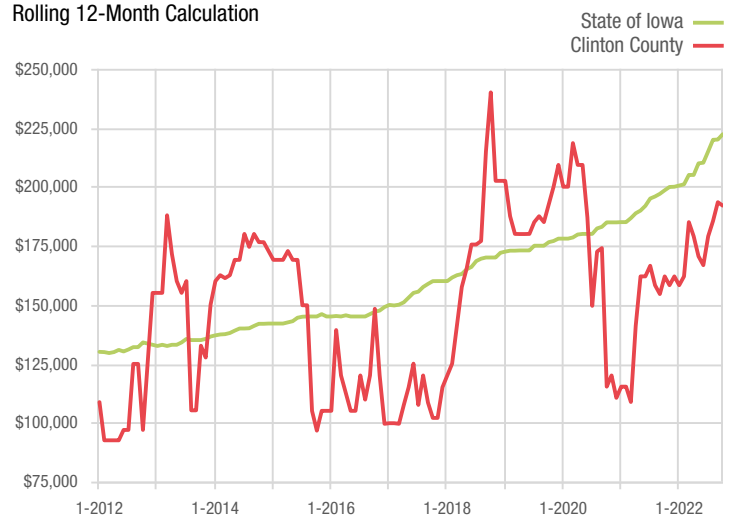
Median Sales Price - Single-Family Detached

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.