

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

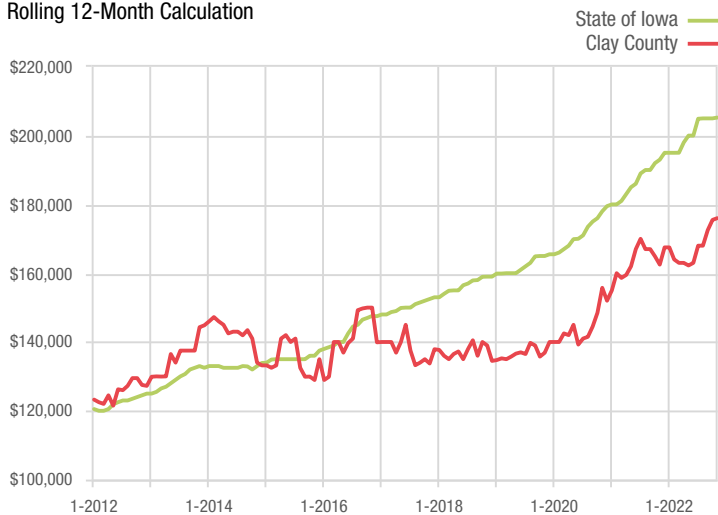
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	25	21	- 16.0%	356	362	+ 1.7%
Pending Sales	21	14	- 33.3%	330	304	- 7.9%
Closed Sales	24	25	+ 4.2%	318	300	- 5.7%
Days on Market Until Sale	57	63	+ 10.5%	65	56	- 13.8%
Median Sales Price*	\$173,700	\$179,900	+ 3.6%	\$167,000	\$175,500	+ 5.1%
Average Sales Price*	\$179,400	\$184,460	+ 2.8%	\$192,453	\$198,076	+ 2.9%
Percent of List Price Received*	97.2%	96.5%	- 0.7%	97.3%	97.7%	+ 0.4%
Inventory of Homes for Sale	39	59	+ 51.3%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	1	—	19	23	+ 21.1%
Pending Sales	1	2	+ 100.0%	20	19	- 5.0%
Closed Sales	3	0	- 100.0%	18	18	0.0%
Days on Market Until Sale	27	—	—	89	91	+ 2.2%
Median Sales Price*	\$162,000	—	—	\$163,500	\$180,700	+ 10.5%
Average Sales Price*	\$158,967	—	—	\$190,572	\$191,644	+ 0.6%
Percent of List Price Received*	98.9%	—	—	97.9%	100.0%	+ 2.1%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.5	2.4	+ 380.0%	—	—	—

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

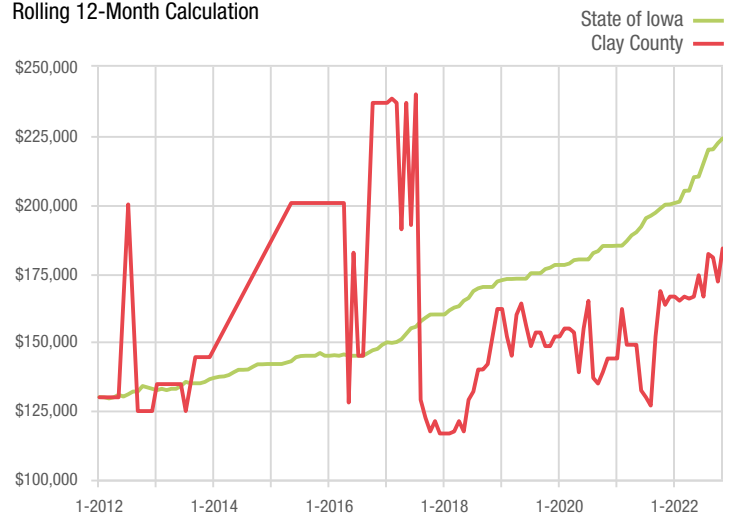
Median Sales Price - Single-Family Detached

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.