

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Clarke County

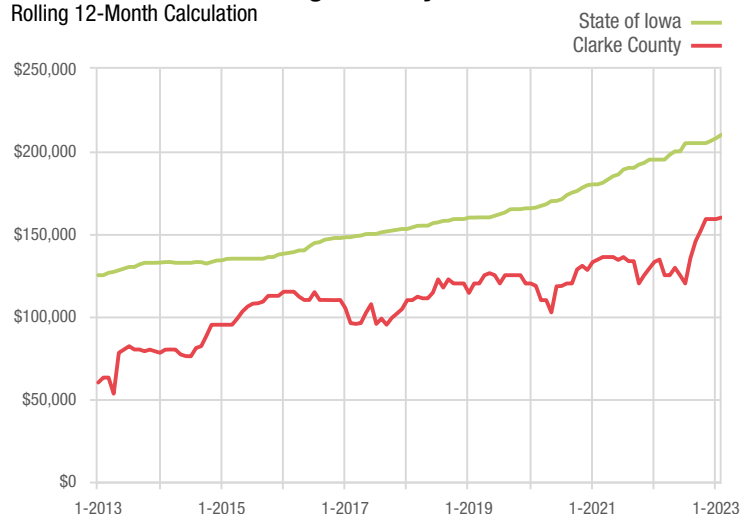
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	14	14	0.0%	22	21	- 4.5%
Pending Sales	11	4	- 63.6%	16	14	- 12.5%
Closed Sales	7	5	- 28.6%	16	10	- 37.5%
Days on Market Until Sale	59	52	- 11.9%	61	62	+ 1.6%
Median Sales Price*	\$180,000	<b>\$197,000</b>	+ 9.4%	\$162,350	<b>\$186,750</b>	+ 15.0%
Average Sales Price*	\$180,357	<b>\$221,280</b>	+ 22.7%	\$172,388	<b>\$212,490</b>	+ 23.3%
Percent of List Price Received*	91.1%	<b>98.8%</b>	+ 8.5%	91.7%	<b>98.6%</b>	+ 7.5%
Inventory of Homes for Sale	23	26	+ 13.0%	—	—	—
Months Supply of Inventory	2.4	3.3	+ 37.5%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

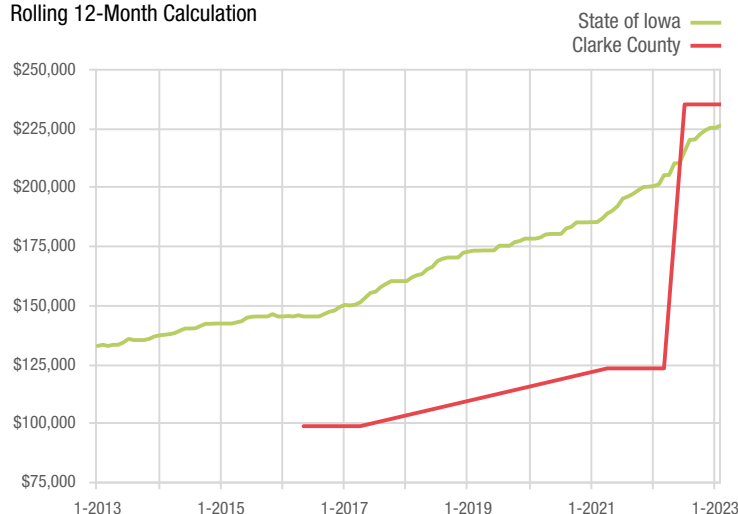
### Median Sales Price - Single-Family Detached

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.