

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

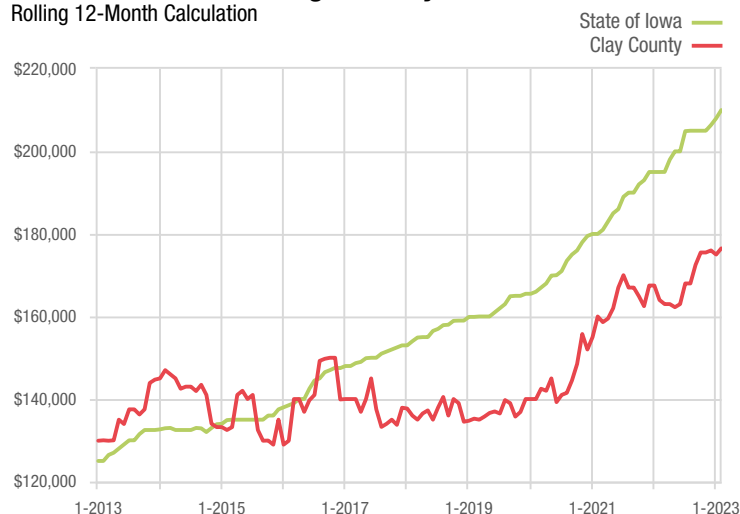
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	29	16	- 44.8%	55	26	- 52.7%
Pending Sales	21	9	- 57.1%	48	25	- 47.9%
Closed Sales	17	15	- 11.8%	27	26	- 3.7%
Days on Market Until Sale	89	77	- 13.5%	68	74	+ 8.8%
Median Sales Price*	\$157,000	\$230,000	+ 46.5%	\$157,000	\$205,000	+ 30.6%
Average Sales Price*	\$204,324	\$249,510	+ 22.1%	\$185,037	\$241,427	+ 30.5%
Percent of List Price Received*	98.1%	97.4%	- 0.7%	97.2%	96.7%	- 0.5%
Inventory of Homes for Sale	37	45	+ 21.6%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	0	- 100.0%	4	0	- 100.0%
Pending Sales	1	3	+ 200.0%	2	3	+ 50.0%
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	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.4	2.4	+ 71.4%	—	—	—

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

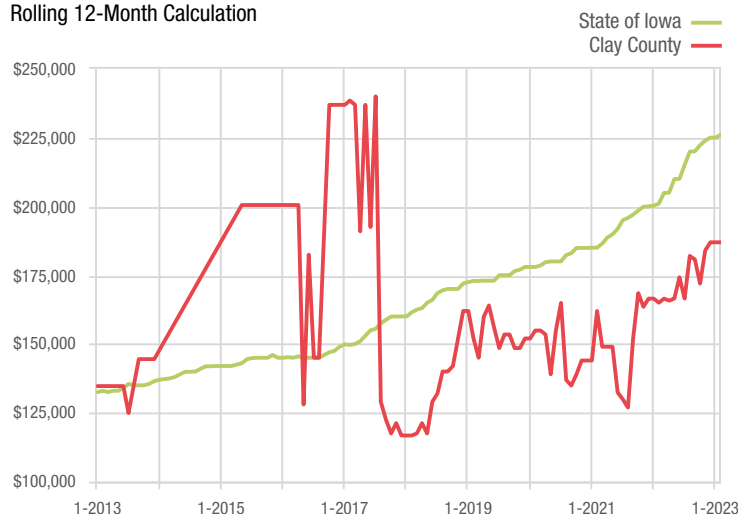
Median Sales Price - Single-Family Detached

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.