

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

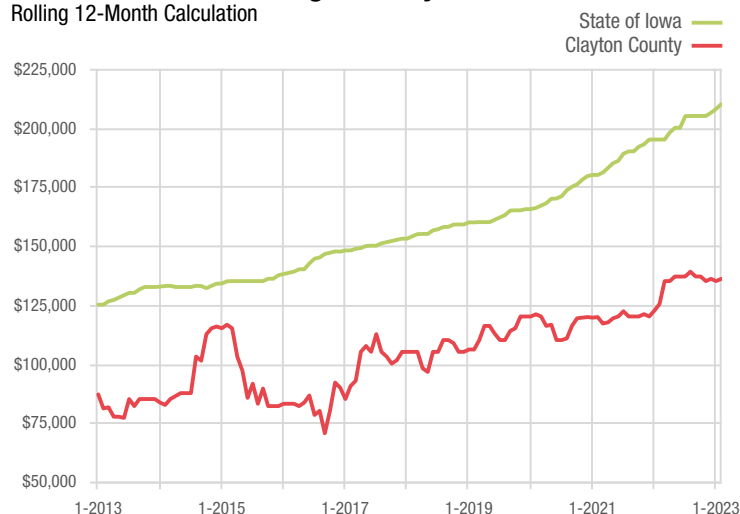
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	8	11	+ 37.5%	15	18	+ 20.0%
Pending Sales	9	12	+ 33.3%	15	19	+ 26.7%
Closed Sales	10	5	- 50.0%	22	18	- 18.2%
Days on Market Until Sale	30	38	+ 26.7%	44	39	- 11.4%
Median Sales Price*	\$134,750	\$200,000	+ 48.4%	\$142,500	\$151,200	+ 6.1%
Average Sales Price*	\$158,970	\$201,350	+ 26.7%	\$196,623	\$171,238	- 12.9%
Percent of List Price Received*	106.5%	96.4%	- 9.5%	100.3%	94.3%	- 6.0%
Inventory of Homes for Sale	17	19	+ 11.8%	—	—	—
Months Supply of Inventory	1.1	1.4	+ 27.3%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	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.

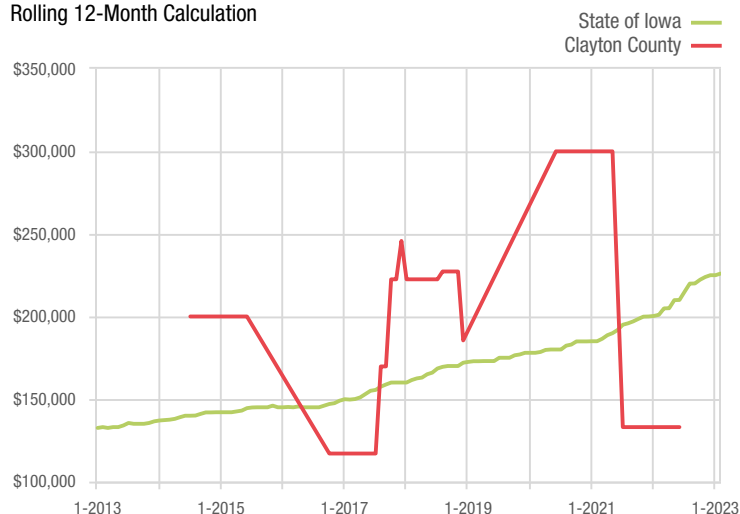
Median Sales Price - Single-Family Detached

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.