

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Clinton County

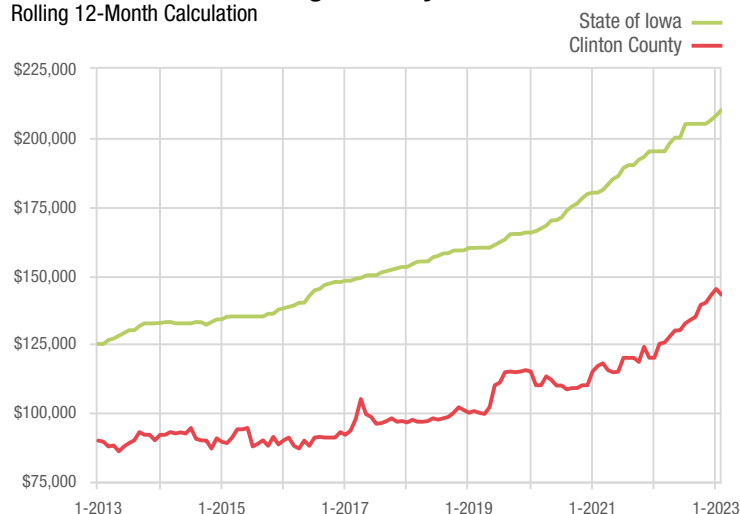
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	44	35	- 20.5%	87	65	- 25.3%
Pending Sales	51	33	- 35.3%	100	70	- 30.0%
Closed Sales	38	28	- 26.3%	81	60	- 25.9%
Days on Market Until Sale	46	46	0.0%	44	64	+ 45.5%
Median Sales Price*	\$154,000	<b>\$106,500</b>	- 30.8%	\$138,750	<b>\$142,500</b>	+ 2.7%
Average Sales Price*	\$183,745	<b>\$147,485</b>	- 19.7%	\$169,828	<b>\$148,187</b>	- 12.7%
Percent of List Price Received*	96.2%	<b>94.0%</b>	- 2.3%	96.2%	<b>95.7%</b>	- 0.5%
Inventory of Homes for Sale	82	<b>92</b>	+ 12.2%	—	—	—
Months Supply of Inventory	1.6	<b>2.0</b>	+ 25.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	3	0	- 100.0%	9	1	- 88.9%
Pending Sales	2	3	+ 50.0%	4	3	- 25.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	11	—	—	7	—	—
Median Sales Price*	\$169,500	—	—	\$119,900	—	—
Average Sales Price*	\$169,500	—	—	\$152,967	—	—
Percent of List Price Received*	96.9%	—	—	97.9%	—	—
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.9	<b>0.8</b>	- 57.9%	—	—	—

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

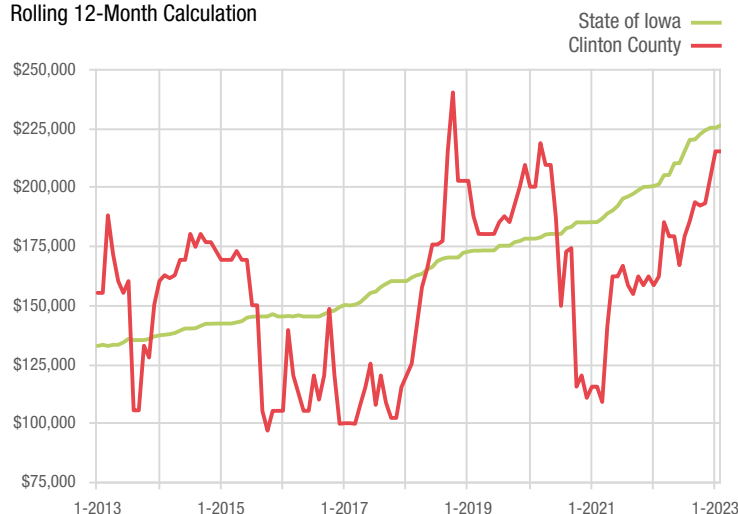
### Median Sales Price - Single-Family Detached

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.