

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Clarke County

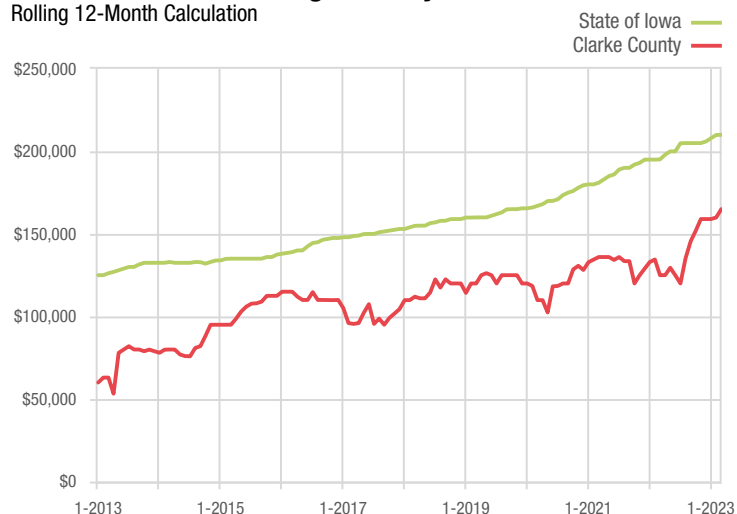
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	8	6	- 25.0%	28	26	- 7.1%
Pending Sales	12	10	- 16.7%	28	24	- 14.3%
Closed Sales	12	5	- 58.3%	28	16	- 42.9%
Days on Market Until Sale	64	120	+ 87.5%	62	82	+ 32.3%
Median Sales Price*	\$88,750	\$130,000	+ 46.5%	\$123,500	\$186,750	+ 51.2%
Average Sales Price*	\$106,563	\$219,700	+ 106.2%	\$144,177	\$218,650	+ 51.7%
Percent of List Price Received*	90.7%	94.0%	+ 3.6%	91.3%	96.4%	+ 5.6%
Inventory of Homes for Sale	16	20	+ 25.0%	—	—	—
Months Supply of Inventory	1.6	2.6	+ 62.5%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% 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.

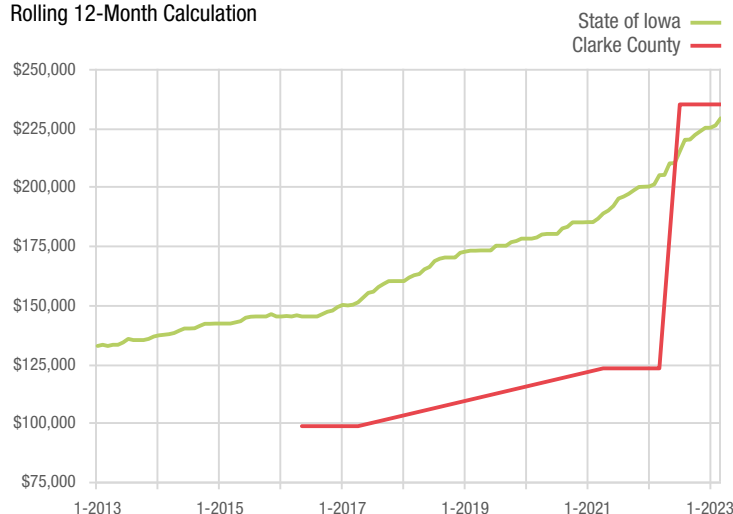
Median Sales Price - Single-Family Detached

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.