

# Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Clay County

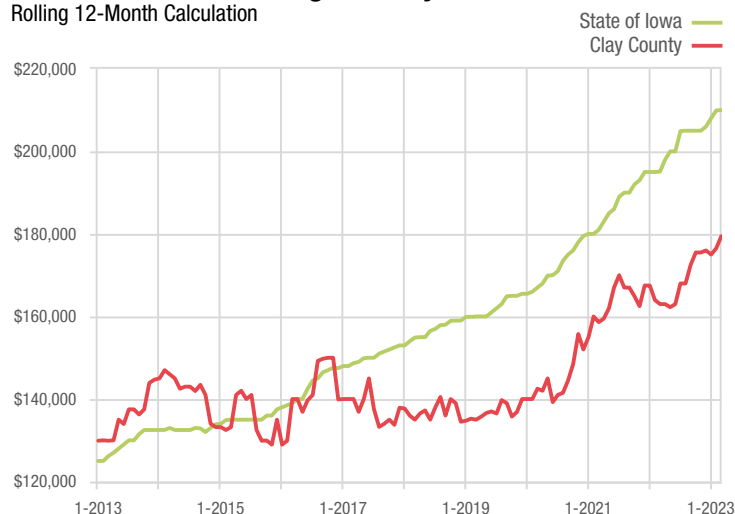
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	39	30	- 23.1%	94	56	- 40.4%
Pending Sales	37	24	- 35.1%	85	53	- 37.6%
Closed Sales	18	12	- 33.3%	45	38	- 15.6%
Days on Market Until Sale	58	63	+ 8.6%	64	71	+ 10.9%
Median Sales Price*	\$99,700	<b>\$180,450</b>	+ 81.0%	\$140,000	<b>\$195,000</b>	+ 39.3%
Average Sales Price*	\$163,744	<b>\$232,150</b>	+ 41.8%	\$176,520	<b>\$238,497</b>	+ 35.1%
Percent of List Price Received*	96.2%	<b>97.0%</b>	+ 0.8%	96.8%	<b>96.8%</b>	0.0%
Inventory of Homes for Sale	38	44	+ 15.8%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	4	+ 300.0%	5	4	- 20.0%
Pending Sales	2	2	0.0%	4	5	+ 25.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Days on Market Until Sale	113	102	- 9.7%	113	102	- 9.7%
Median Sales Price*	\$310,000	<b>\$167,000</b>	- 46.1%	\$310,000	<b>\$167,000</b>	- 46.1%
Average Sales Price*	\$271,333	<b>\$167,000</b>	- 38.5%	\$271,333	<b>\$167,000</b>	- 38.5%
Percent of List Price Received*	99.3%	<b>98.3%</b>	- 1.0%	99.3%	<b>98.3%</b>	- 1.0%
Inventory of Homes for Sale	2	8	+ 300.0%	—	—	—
Months Supply of Inventory	0.9	3.2	+ 255.6%	—	—	—

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

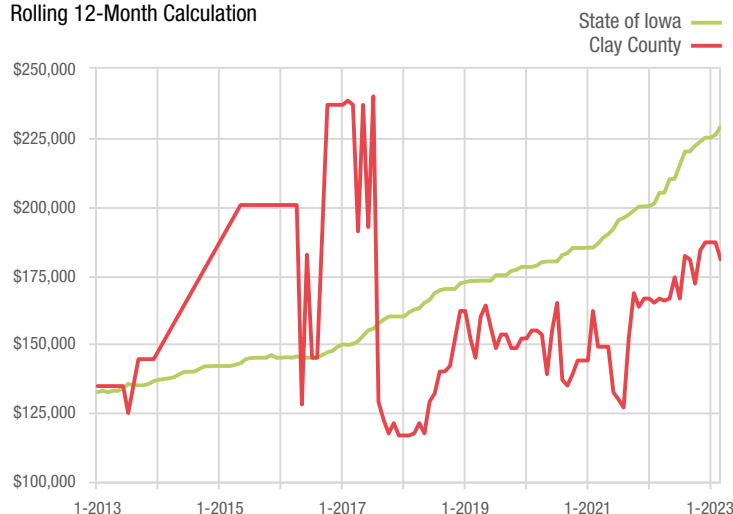
### Median Sales Price - Single-Family Detached

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.