

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Clarke County

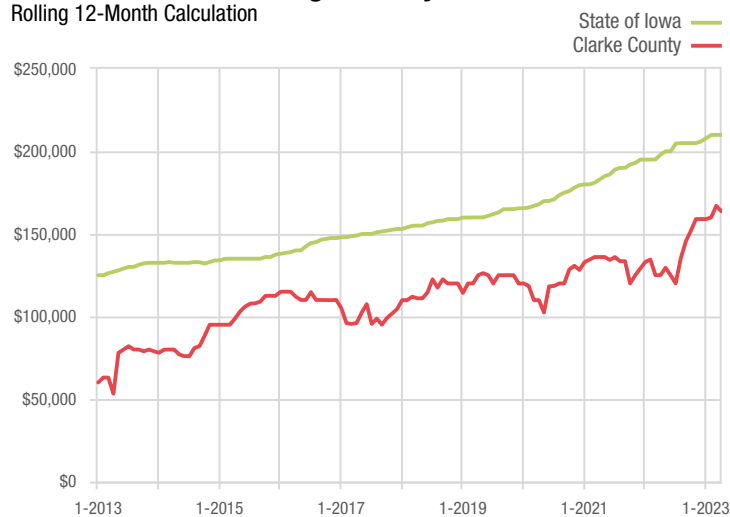
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	11	13	+ 18.2%	39	39	0.0%
Pending Sales	7	12	+ 71.4%	35	34	- 2.9%
Closed Sales	8	6	- 25.0%	36	23	- 36.1%
Days on Market Until Sale	17	23	+ 35.3%	52	64	+ 23.1%
Median Sales Price*	\$163,250	\$148,750	- 8.9%	\$138,000	\$183,500	+ 33.0%
Average Sales Price*	\$165,925	\$173,500	+ 4.6%	\$149,010	\$214,974	+ 44.3%
Percent of List Price Received*	94.7%	93.9%	- 0.8%	92.0%	95.7%	+ 4.0%
Inventory of Homes for Sale	19	22	+ 15.8%	—	—	—
Months Supply of Inventory	1.9	2.7	+ 42.1%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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.

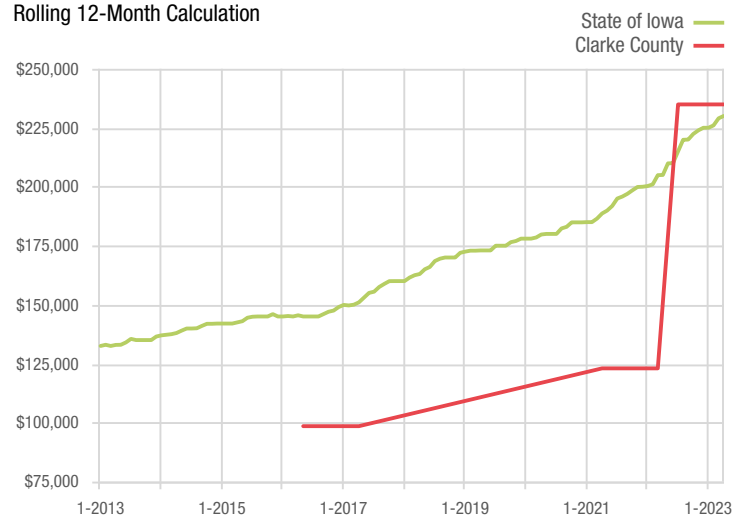
Median Sales Price - Single-Family Detached

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.