

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

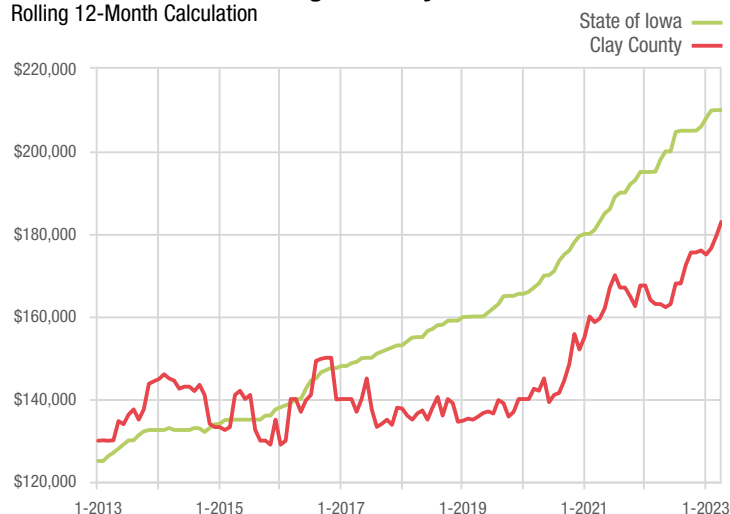
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	29	35	+ 20.7%	123	91	- 26.0%
Pending Sales	34	19	- 44.1%	119	79	- 33.6%
Closed Sales	34	17	- 50.0%	79	55	- 30.4%
Days on Market Until Sale	60	105	+ 75.0%	62	81	+ 30.6%
Median Sales Price*	\$144,500	\$144,900	+ 0.3%	\$142,000	\$171,000	+ 20.4%
Average Sales Price*	\$178,379	\$175,279	- 1.7%	\$177,320	\$218,957	+ 23.5%
Percent of List Price Received*	98.0%	96.8%	- 1.2%	97.3%	96.8%	- 0.5%
Inventory of Homes for Sale	28	52	+ 85.7%	—	—	—
Months Supply of Inventory	0.9	2.3	+ 155.6%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	1	0.0%	6	5	- 16.7%
Pending Sales	2	1	- 50.0%	6	6	0.0%
Closed Sales	1	4	+ 300.0%	4	5	+ 25.0%
Days on Market Until Sale	36	202	+ 461.1%	94	182	+ 93.6%
Median Sales Price*	\$124,900	\$220,500	+ 76.5%	\$237,500	\$167,000	- 29.7%
Average Sales Price*	\$124,900	\$215,125	+ 72.2%	\$234,725	\$205,500	- 12.5%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	99.5%	97.6%	- 1.9%
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	0.5	3.4	+ 580.0%	—	—	—

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

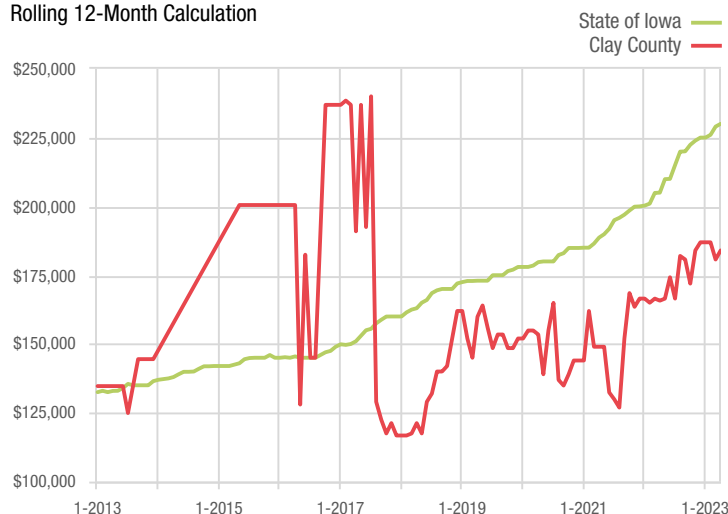
Median Sales Price - Single-Family Detached

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.