

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

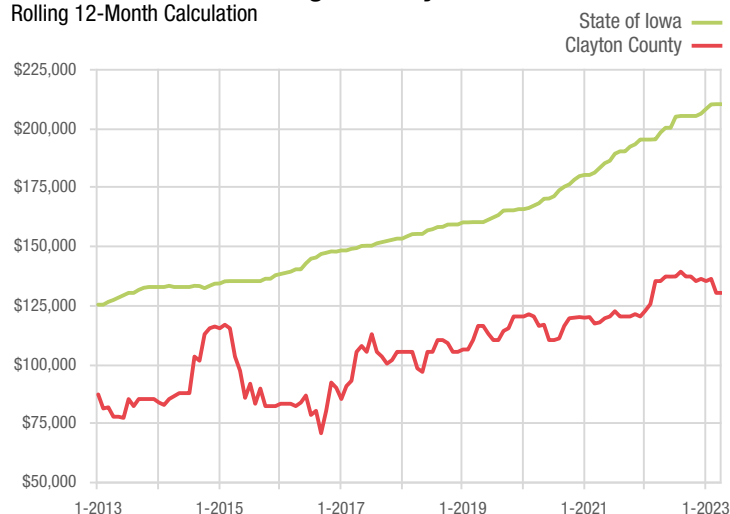
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	12	14	+ 16.7%	46	41	- 10.9%
Pending Sales	17	15	- 11.8%	40	41	+ 2.5%
Closed Sales	6	9	+ 50.0%	33	39	+ 18.2%
Days on Market Until Sale	76	28	- 63.2%	47	47	0.0%
Median Sales Price*	\$110,250	\$128,500	+ 16.6%	\$149,000	\$122,000	- 18.1%
Average Sales Price*	\$123,417	\$173,944	+ 40.9%	\$191,988	\$178,546	- 7.0%
Percent of List Price Received*	100.8%	97.0%	- 3.8%	100.0%	94.4%	- 5.6%
Inventory of Homes for Sale	21	17	- 19.0%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	2	—	1	2	+ 100.0%
Pending Sales	0	1	—	0	1	—
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	4	—	—	—	—
Months Supply of Inventory	—	4.0	—	—	—	—

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

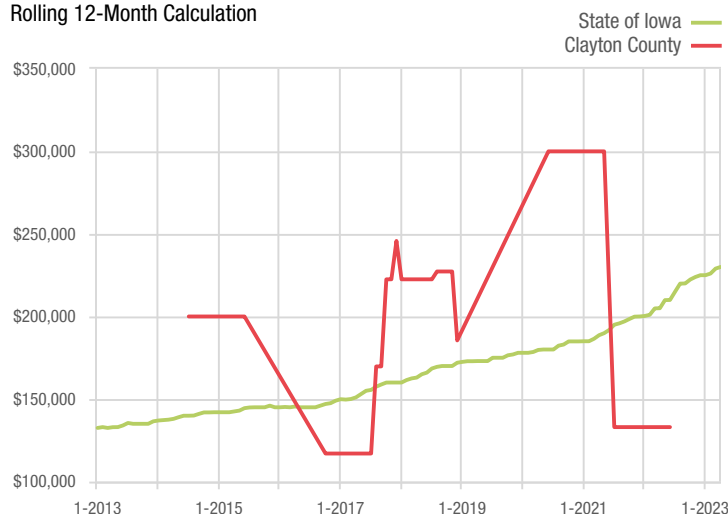
Median Sales Price - Single-Family Detached

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.