

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

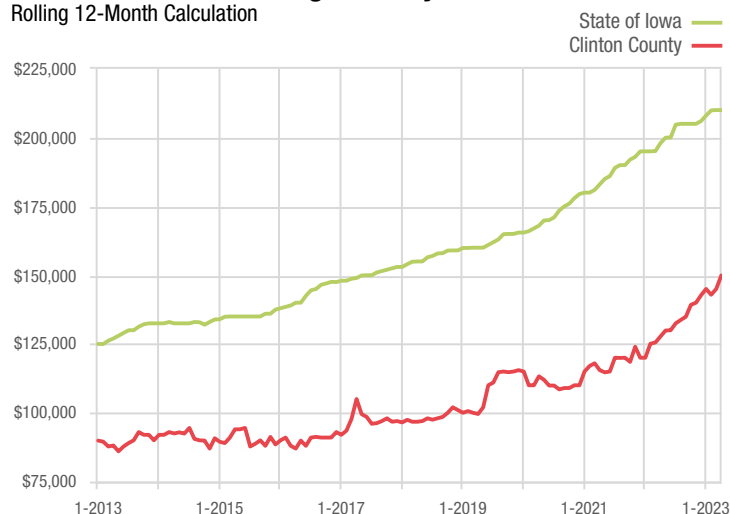
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	46	42	- 8.7%	189	150	- 20.6%
Pending Sales	42	32	- 23.8%	195	154	- 21.0%
Closed Sales	60	40	- 33.3%	192	136	- 29.2%
Days on Market Until Sale	46	39	- 15.2%	41	51	+ 24.4%
Median Sales Price*	\$127,500	\$159,000	+ 24.7%	\$129,900	\$142,000	+ 9.3%
Average Sales Price*	\$145,197	\$170,333	+ 17.3%	\$150,413	\$149,257	- 0.8%
Percent of List Price Received*	96.7%	97.9%	+ 1.2%	96.4%	96.1%	- 0.3%
Inventory of Homes for Sale	70	74	+ 5.7%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	4	3	- 25.0%	14	4	- 71.4%
Pending Sales	3	1	- 66.7%	9	5	- 44.4%
Closed Sales	2	1	- 50.0%	6	3	- 50.0%
Days on Market Until Sale	32	14	- 56.3%	15	77	+ 413.3%
Median Sales Price*	\$202,000	\$325,000	+ 60.9%	\$202,000	\$325,000	+ 60.9%
Average Sales Price*	\$202,000	\$325,000	+ 60.9%	\$181,317	\$230,333	+ 27.0%
Percent of List Price Received*	101.0%	98.5%	- 2.5%	100.1%	93.5%	- 6.6%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

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

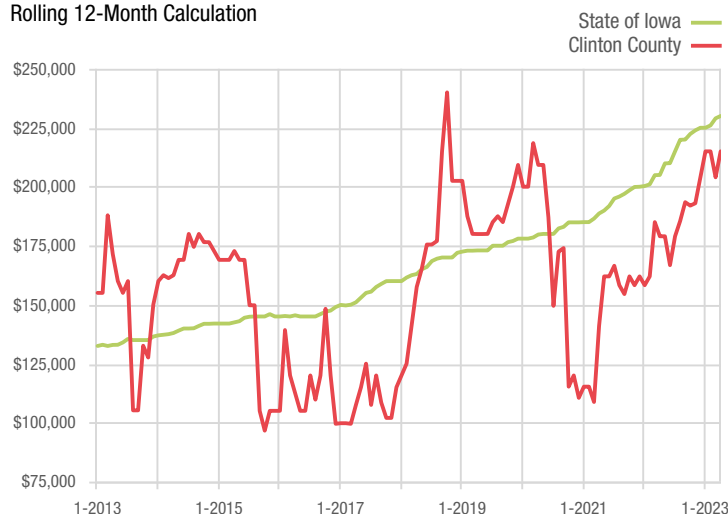
Median Sales Price - Single-Family Detached

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.