

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clarke County

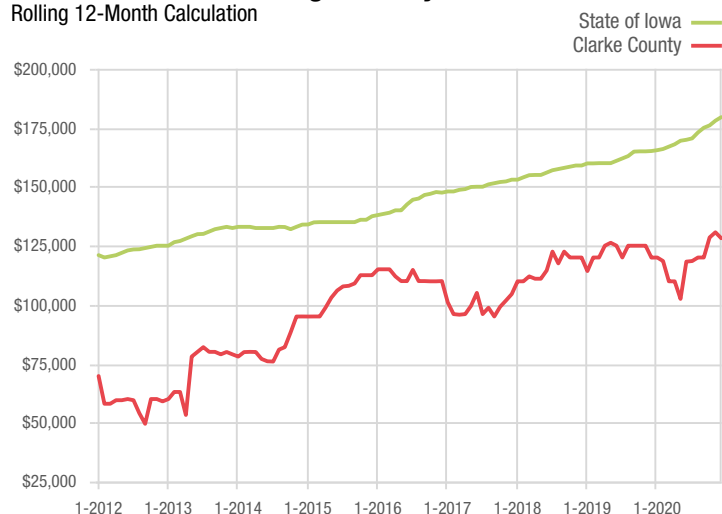
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	9	8	- 11.1%	136	129	- 5.1%
Pending Sales	1	11	+ 1,000.0%	98	115	+ 17.3%
Closed Sales	3	13	+ 333.3%	97	108	+ 11.3%
Days on Market Until Sale	37	55	+ 48.6%	85	79	- 7.1%
Median Sales Price*	\$88,000	\$101,000	+ 14.8%	\$119,950	\$128,175	+ 6.9%
Average Sales Price*	\$76,067	\$149,450	+ 96.5%	\$149,001	\$136,096	- 8.7%
Percent of List Price Received*	88.8%	95.7%	+ 7.8%	96.2%	93.3%	- 3.0%
Inventory of Homes for Sale	46	26	- 43.5%	—	—	—
Months Supply of Inventory	5.6	2.7	- 51.8%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% 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.

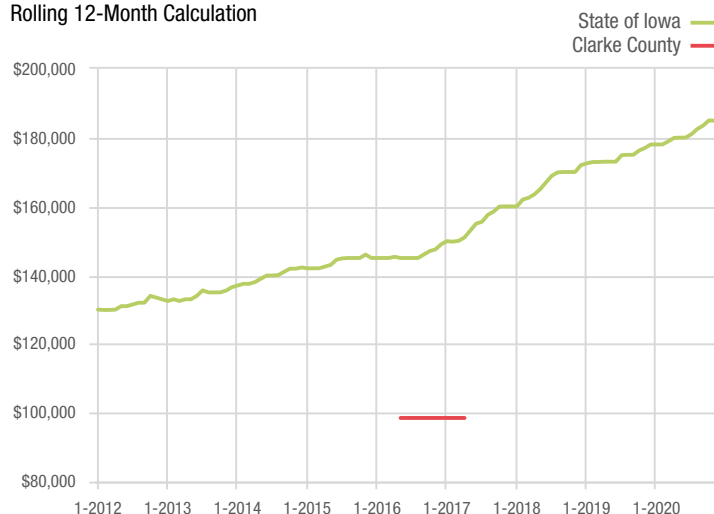
Median Sales Price - Single-Family Detached

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.