

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

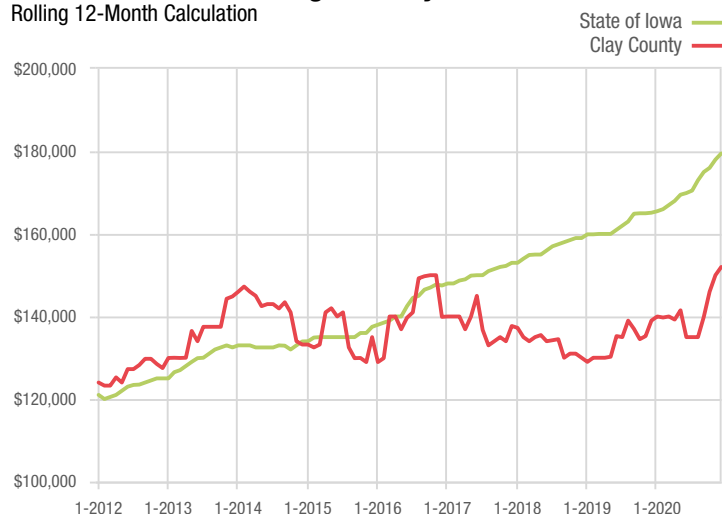
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	17	2	- 88.2%	349	301	- 13.8%
Pending Sales	21	5	- 76.2%	268	267	- 0.4%
Closed Sales	13	7	- 46.2%	265	261	- 1.5%
Days on Market Until Sale	92	161	+ 75.0%	72	67	- 6.9%
Median Sales Price*	\$144,500	\$184,500	+ 27.7%	\$139,000	\$152,000	+ 9.4%
Average Sales Price*	\$173,138	\$196,914	+ 13.7%	\$150,867	\$173,285	+ 14.9%
Percent of List Price Received*	96.4%	95.2%	- 1.2%	96.2%	96.5%	+ 0.3%
Inventory of Homes for Sale	73	52	- 28.8%	—	—	—
Months Supply of Inventory	3.3	2.3	- 30.3%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	7	0	- 100.0%	100	63	- 37.0%
Pending Sales	9	0	- 100.0%	83	62	- 25.3%
Closed Sales	10	0	- 100.0%	83	64	- 22.9%
Days on Market Until Sale	79	—	—	83	87	+ 4.8%
Median Sales Price*	\$168,250	—	—	\$148,500	\$159,750	+ 7.6%
Average Sales Price*	\$184,510	—	—	\$161,049	\$182,598	+ 13.4%
Percent of List Price Received*	98.7%	—	—	97.3%	97.4%	+ 0.1%
Inventory of Homes for Sale	26	15	- 42.3%	—	—	—
Months Supply of Inventory	3.8	2.7	- 28.9%	—	—	—

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

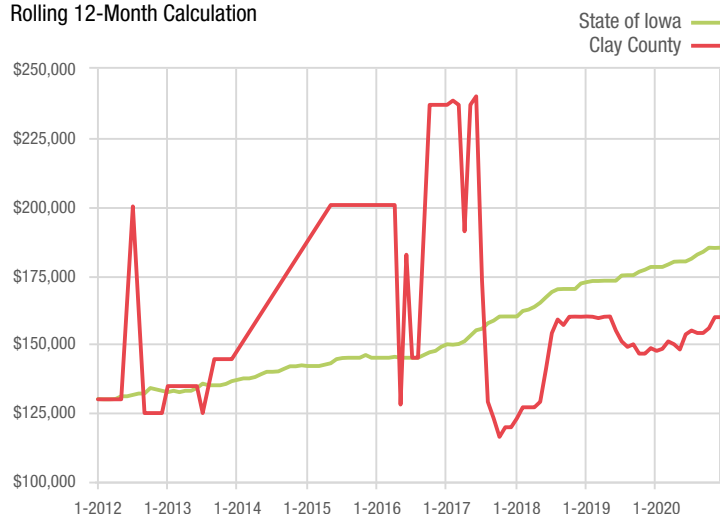
Median Sales Price - Single-Family Detached

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.