

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

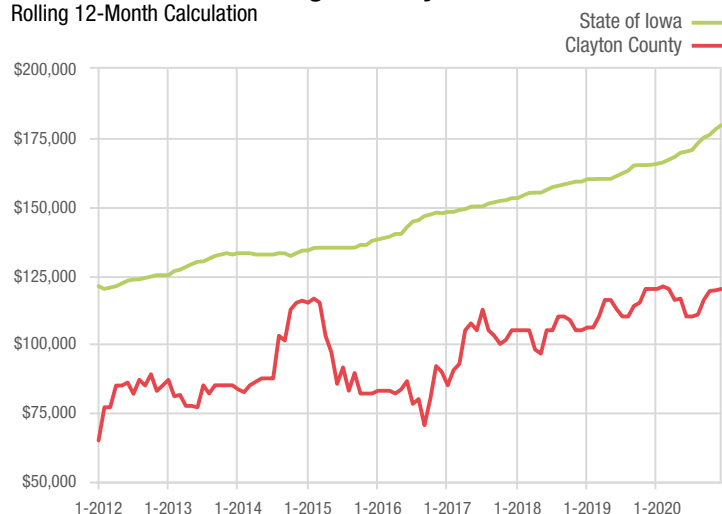
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	14	10	- 28.6%	206	214	+ 3.9%
Pending Sales	6	12	+ 100.0%	111	187	+ 68.5%
Closed Sales	4	18	+ 350.0%	115	177	+ 53.9%
Days on Market Until Sale	55	75	+ 36.4%	109	116	+ 6.4%
Median Sales Price*	\$181,950	\$143,500	- 21.1%	\$120,000	\$120,000	0.0%
Average Sales Price*	\$181,950	\$152,217	- 16.3%	\$147,376	\$143,822	- 2.4%
Percent of List Price Received*	98.4%	94.9%	- 3.6%	94.7%	94.1%	- 0.6%
Inventory of Homes for Sale	96	45	- 53.1%	—	—	—
Months Supply of Inventory	10.4	2.9	- 72.1%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	251	—
Median Sales Price*	—	—	—	—	\$300,000	—
Average Sales Price*	—	—	—	—	\$300,000	—
Percent of List Price Received*	—	—	—	—	88.8%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

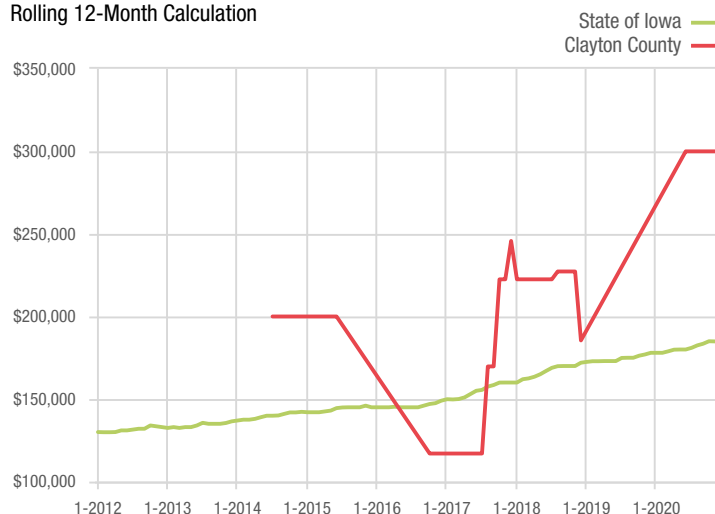
Median Sales Price - Single-Family Detached

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.