

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

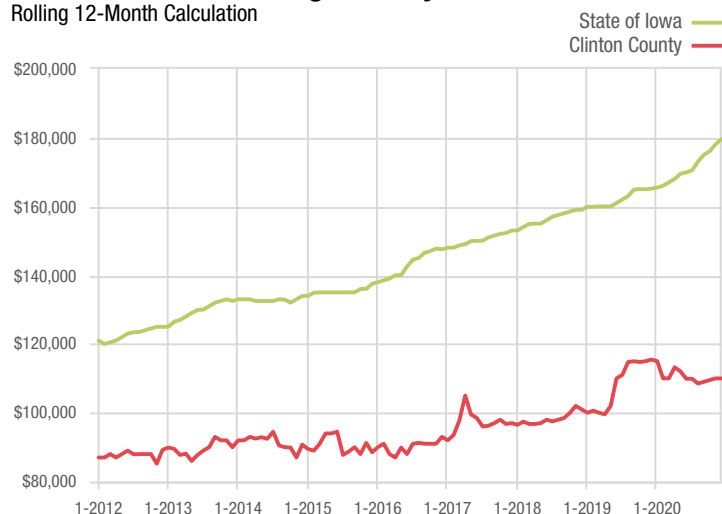
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	36	37	+ 2.8%	798	664	- 16.8%
Pending Sales	35	46	+ 31.4%	563	559	- 0.7%
Closed Sales	44	45	+ 2.3%	561	551	- 1.8%
Days on Market Until Sale	55	54	- 1.8%	55	61	+ 10.9%
Median Sales Price*	\$121,377	\$127,384	+ 4.9%	\$115,500	\$110,000	- 4.8%
Average Sales Price*	\$129,440	\$127,600	- 1.4%	\$130,204	\$122,170	- 6.2%
Percent of List Price Received*	93.5%	96.3%	+ 3.0%	95.2%	95.3%	+ 0.1%
Inventory of Homes for Sale	176	117	- 33.5%	—	—	—
Months Supply of Inventory	3.8	2.5	- 34.2%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	4	+ 100.0%	43	29	- 32.6%
Pending Sales	1	2	+ 100.0%	19	23	+ 21.1%
Closed Sales	1	1	0.0%	18	21	+ 16.7%
Days on Market Until Sale	28	41	+ 46.4%	115	139	+ 20.9%
Median Sales Price*	\$280,000	\$89,000	- 68.2%	\$209,250	\$110,500	- 47.2%
Average Sales Price*	\$280,000	\$89,000	- 68.2%	\$207,861	\$150,340	- 27.7%
Percent of List Price Received*	100.0%	96.7%	- 3.3%	97.9%	96.7%	- 1.2%
Inventory of Homes for Sale	9	11	+ 22.2%	—	—	—
Months Supply of Inventory	5.2	4.8	- 7.7%	—	—	—

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

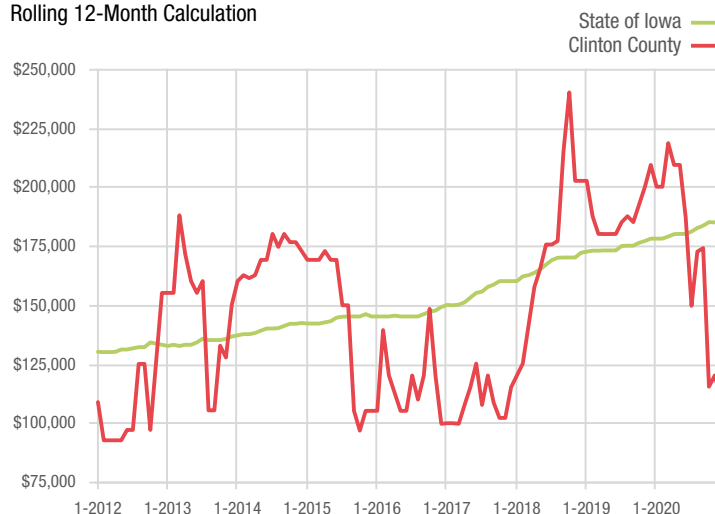
Median Sales Price - Single-Family Detached

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.