

# Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Clay County

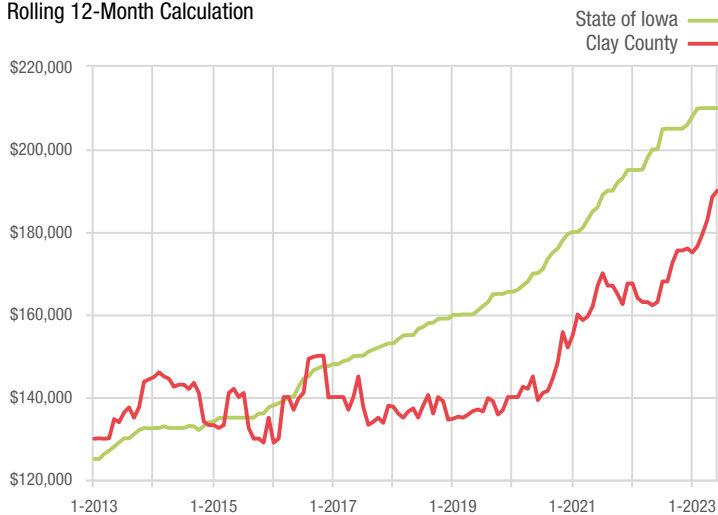
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	44	31	- 29.5%	199	161	- 19.1%
Pending Sales	36	19	- 47.2%	176	141	- 19.9%
Closed Sales	33	39	+ 18.2%	150	128	- 14.7%
Days on Market Until Sale	64	56	- 12.5%	59	69	+ 16.9%
Median Sales Price*	\$207,500	<b>\$210,000</b>	+ 1.2%	\$153,250	<b>\$192,750</b>	+ 25.8%
Average Sales Price*	\$238,555	<b>\$220,600</b>	- 7.5%	\$190,629	<b>\$216,861</b>	+ 13.8%
Percent of List Price Received*	100.5%	<b>98.5%</b>	- 2.0%	97.9%	<b>97.5%</b>	- 0.4%
Inventory of Homes for Sale	43	54	+ 25.6%	—	—	—
Months Supply of Inventory	1.5	2.3	+ 53.3%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	4	0	- 100.0%	14	6	- 57.1%
Pending Sales	4	0	- 100.0%	13	9	- 30.8%
Closed Sales	3	0	- 100.0%	7	7	0.0%
Days on Market Until Sale	79	—	—	87	146	+ 67.8%
Median Sales Price*	\$130,000	—	—	\$165,000	<b>\$167,000</b>	+ 1.2%
Average Sales Price*	\$149,967	—	—	\$198,400	<b>\$207,500</b>	+ 4.6%
Percent of List Price Received*	98.8%	—	—	99.2%	<b>97.5%</b>	- 1.7%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	0.9	2.8	+ 211.1%	—	—	—

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

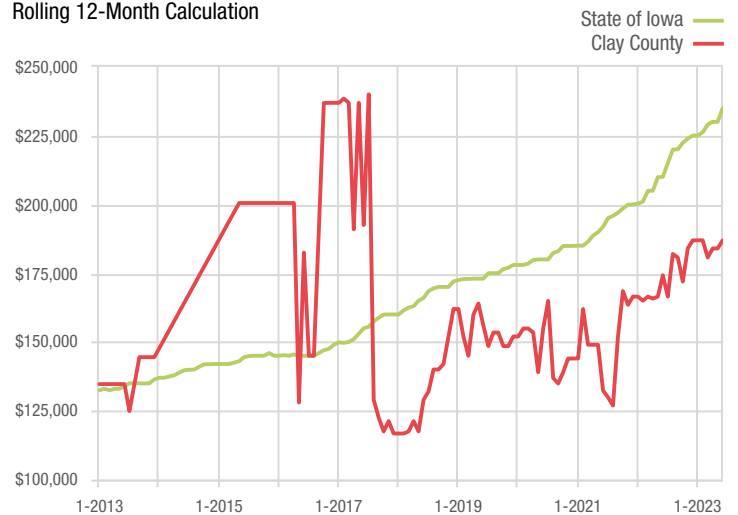
### Median Sales Price - Single-Family Detached

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.