

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

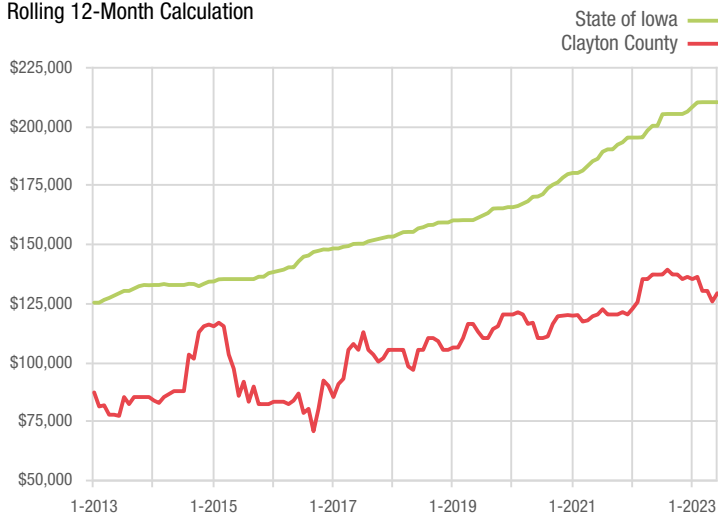
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	26	19	- 26.9%	100	89	- 11.0%
Pending Sales	17	15	- 11.8%	78	79	+ 1.3%
Closed Sales	22	19	- 13.6%	73	68	- 6.8%
Days on Market Until Sale	16	21	+ 31.3%	33	39	+ 18.2%
Median Sales Price*	\$134,650	\$179,000	+ 32.9%	\$138,000	\$131,000	- 5.1%
Average Sales Price*	\$144,541	\$238,737	+ 65.2%	\$177,799	\$184,613	+ 3.8%
Percent of List Price Received*	100.4%	99.7%	- 0.7%	99.6%	96.7%	- 2.9%
Inventory of Homes for Sale	35	23	- 34.3%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	1	0	- 100.0%	2	2	0.0%
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	11	—	—	11	—
Median Sales Price*	—	\$257,500	—	—	\$257,500	—
Average Sales Price*	—	\$257,500	—	—	\$257,500	—
Percent of List Price Received*	—	90.0%	—	—	90.0%	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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

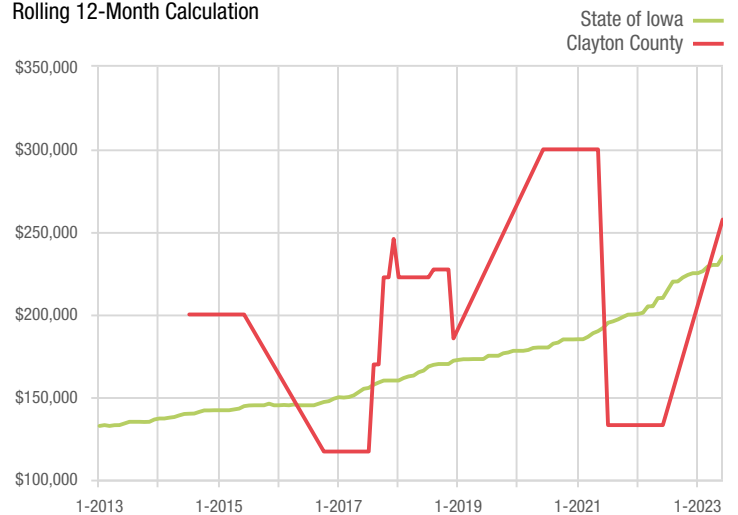
Median Sales Price - Single-Family Detached

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.