

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Clay County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	9	24	+ 166.7%	370	329	- 11.1%
Pending Sales	10	18	+ 80.0%	317	297	- 6.3%
Closed Sales	18	24	+ 33.3%	319	291	- 8.8%
Days on Market Until Sale	56	62	+ 10.7%	56	69	+ 23.2%
Median Sales Price*	\$190,000	\$212,000	+ 11.6%	\$176,000	\$195,000	+ 10.8%
Average Sales Price*	\$236,439	\$205,102	- 13.3%	\$199,675	\$212,787	+ 6.6%
Percent of List Price Received*	95.9%	98.1%	+ 2.3%	97.5%	97.1%	- 0.4%
Inventory of Homes for Sale	55	56	+ 1.8%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

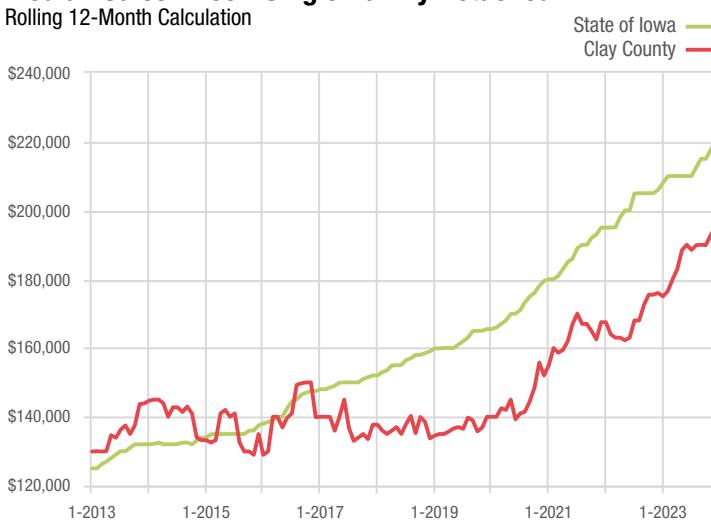
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	5	1	- 80.0%	28	14	- 50.0%
Pending Sales	0	1	—	19	15	- 21.1%
Closed Sales	2	2	0.0%	20	15	- 25.0%
Days on Market Until Sale	22	27	+ 22.7%	84	98	+ 16.7%
Median Sales Price*	\$340,000	\$245,000	- 27.9%	\$186,950	\$207,000	+ 10.7%
Average Sales Price*	\$340,000	\$245,000	- 27.9%	\$206,480	\$210,847	+ 2.1%
Percent of List Price Received*	96.2%	101.5%	+ 5.5%	99.6%	97.9%	- 1.7%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	4.7	4.8	+ 2.1%	—	—	—

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

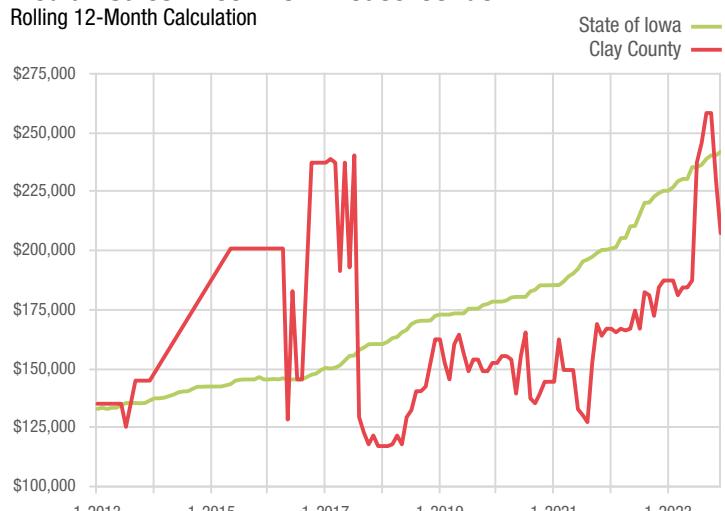
Median Sales Price - Single-Family Detached

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.