

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Clayton County

### Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	3	4	+ 33.3%	195	169	- 13.3%
Pending Sales	4	7	+ 75.0%	162	152	- 6.2%
Closed Sales	11	11	0.0%	164	158	- 3.7%
Days on Market Until Sale	34	45	+ 32.4%	28	34	+ 21.4%
Median Sales Price*	\$142,500	\$120,000	- 15.8%	\$135,950	\$135,500	- 0.3%
Average Sales Price*	\$167,833	\$160,909	- 4.1%	\$178,963	\$178,972	+ 0.0%
Percent of List Price Received*	101.3%	91.5%	- 9.7%	98.3%	96.3%	- 2.0%
Inventory of Homes for Sale	25	20	- 20.0%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

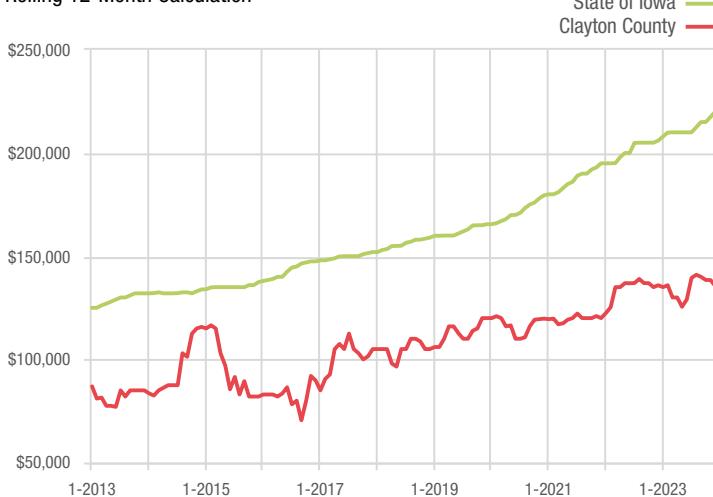
### Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	7	2	- 71.4%
Pending Sales	0	1	—	1	4	+ 300.0%
Closed Sales	0	0	0.0%	0	4	—
Days on Market Until Sale	—	—	—	—	111	—
Median Sales Price*	—	—	—	—	\$253,749	—
Average Sales Price*	—	—	—	—	\$255,624	—
Percent of List Price Received*	—	—	—	—	95.7%	—
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	0.8	- 73.3%	—	—	—

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

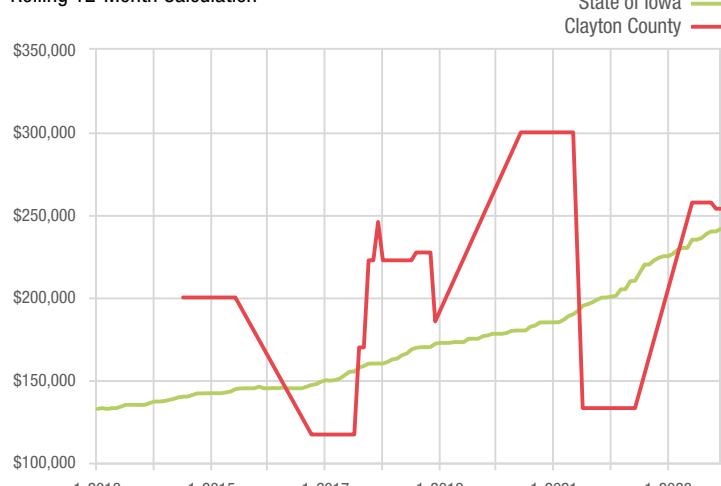
### Median Sales Price - Single-Family Detached

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.