

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	30	27	- 10.0%	666	532	- 20.1%
Pending Sales	26	29	+ 11.5%	570	435	- 23.7%
Closed Sales	44	38	- 13.6%	593	433	- 27.0%
Days on Market Until Sale	33	36	+ 9.1%	29	37	+ 27.6%
Median Sales Price*	\$130,500	\$135,750	+ 4.0%	\$142,700	\$145,000	+ 1.6%
Average Sales Price*	\$155,381	\$155,893	+ 0.3%	\$161,258	\$160,877	- 0.2%
Percent of List Price Received*	94.9%	94.1%	- 0.8%	97.2%	96.4%	- 0.8%
Inventory of Homes for Sale	107	109	+ 1.9%	—	—	—
Months Supply of Inventory	2.3	3.0	+ 30.4%	—	—	—

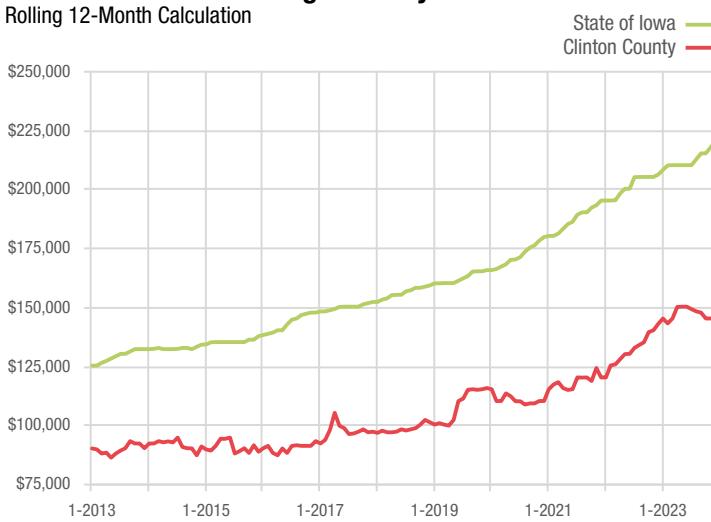
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	31	20	- 35.5%
Pending Sales	0	0	0.0%	26	18	- 30.8%
Closed Sales	1	1	0.0%	28	16	- 42.9%
Days on Market Until Sale	139	59	- 57.6%	29	44	+ 51.7%
Median Sales Price*	\$245,000	\$95,000	- 61.2%	\$204,000	\$232,750	+ 14.1%
Average Sales Price*	\$245,000	\$95,000	- 61.2%	\$199,500	\$228,275	+ 14.4%
Percent of List Price Received*	95.7%	95.0%	- 0.7%	98.8%	96.8%	- 2.0%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	1.7	1.5	- 11.8%	—	—	—

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

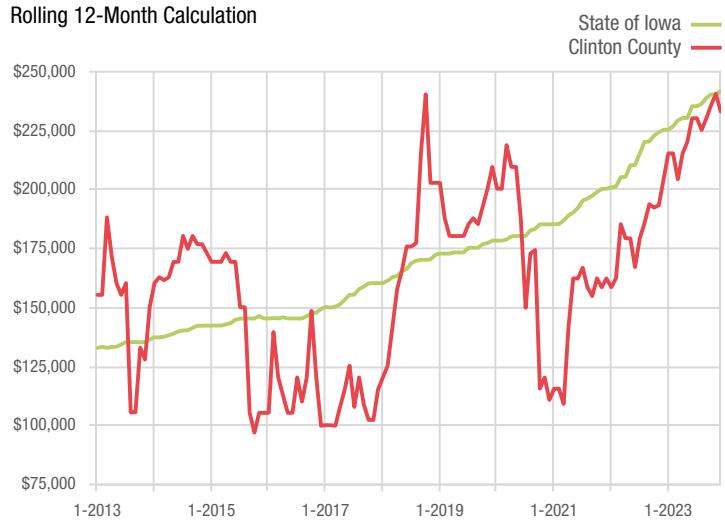
Median Sales Price - Single-Family Detached

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.