Local Market Update – January 2024

A Research Tool Provided by Iowa Association of REALTORS®
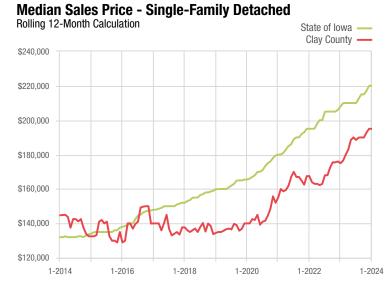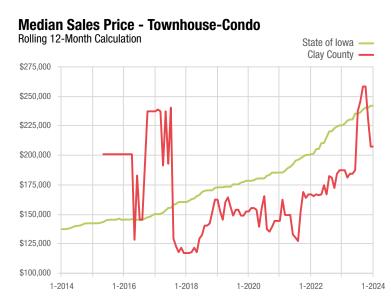
Iowa Association of **REALTORS®**

Clay County

Single-Family Detached

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	10	**19**	+ 90.0%	10	**19**	+ 90.0%
Pending Sales	16	**10**	- 37.5%	16	**10**	- 37.5%
Closed Sales	11	**12**	+ 9.1%	11	**12**	+ 9.1%
Days on Market Until Sale	71	**68**	- 4.2%	71	**68**	- 4.2%
Median Sales Price*	$145,000	**$167,250**	+ 15.3%	$145,000	**$167,250**	+ 15.3%
Average Sales Price*	$230,405	**$202,950**	- 11.9%	$230,405	**$202,950**	- 11.9%
Percent of List Price Received*	95.7%	**97.2%**	+ 1.6%	95.7%	**97.2%**	+ 1.6%
Inventory of Homes for Sale	45	**61**	+ 35.6%	—	**—**	—
Months Supply of Inventory	1.8	**2.5**	+ 38.9%	—	**—**	—

Townhouse-Condo

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**1**	—	0	**1**	—
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
Inventory of Homes for Sale	10	**7**	- 30.0%	—	**—**	—
Months Supply of Inventory	4.4	**4.4**	0.0%	—	**—**	—

* 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

State of Iowa —
Clay County —

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa —
Clay County —

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.