

# Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®

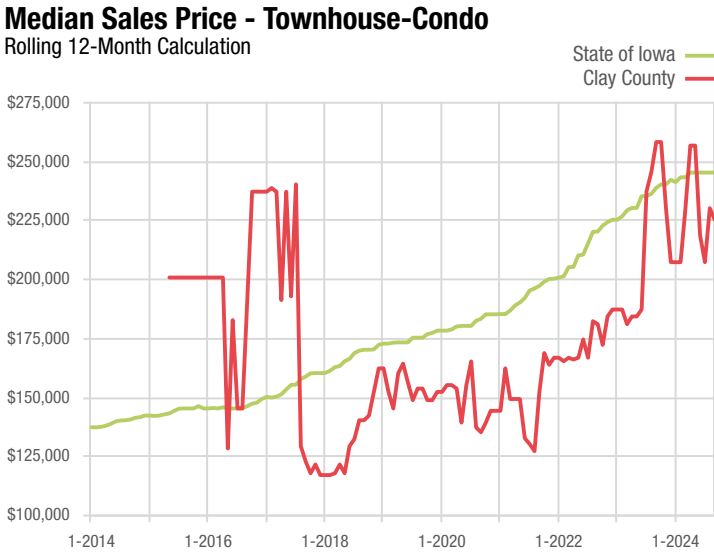
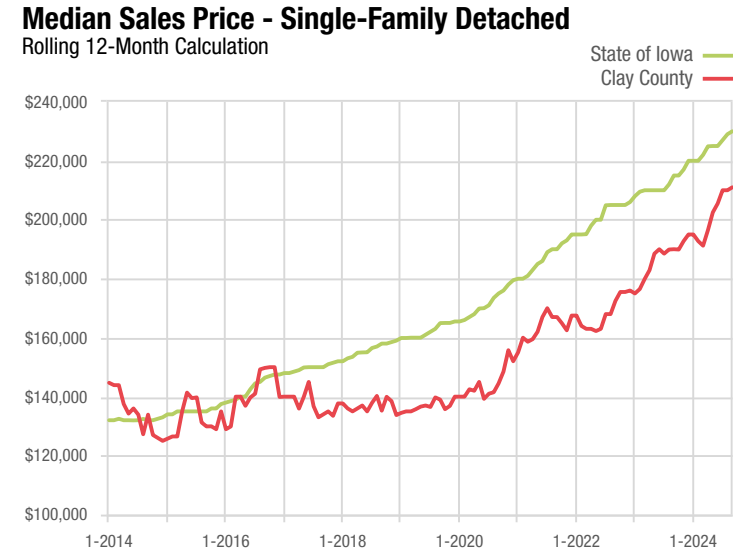


## Clay County

Single-Family Detached	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	25	38	+ 52.0%	258	298	+ 15.5%
Pending Sales	24	16	- 33.3%	243	204	- 16.0%
Closed Sales	30	13	- 56.7%	223	202	- 9.4%
Days on Market Until Sale	54	45	- 16.7%	68	71	+ 4.4%
Median Sales Price*	\$204,000	\$135,000	- 33.8%	\$192,500	\$212,000	+ 10.1%
Average Sales Price*	\$194,633	\$203,830	+ 4.7%	\$209,776	\$238,155	+ 13.5%
Percent of List Price Received*	97.1%	93.9%	- 3.3%	97.3%	97.8%	+ 0.5%
Inventory of Homes for Sale	47	102	+ 117.0%	—	—	—
Months Supply of Inventory	1.9	4.7	+ 147.4%	—	—	—

Townhouse-Condo	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	2	—	8	23	+ 187.5%
Pending Sales	0	1	—	12	15	+ 25.0%
Closed Sales	1	1	0.0%	12	12	0.0%
Days on Market Until Sale	2	42	+ 2,000.0%	116	79	- 31.9%
Median Sales Price*	\$229,900	\$130,000	- 43.5%	\$198,450	\$230,000	+ 15.9%
Average Sales Price*	\$229,900	\$130,000	- 43.5%	\$214,492	\$239,608	+ 11.7%
Percent of List Price Received*	100.0%	94.2%	- 5.8%	97.2%	97.9%	+ 0.7%
Inventory of Homes for Sale	5	15	+ 200.0%	—	—	—
Months Supply of Inventory	2.5	10.0	+ 300.0%	—	—	—

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



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.