

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Clayton County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	15	17	+ 13.3%	144	131	- 9.0%
Pending Sales	13	7	- 46.2%	124	99	- 20.2%
Closed Sales	15	8	- 46.7%	121	89	- 26.4%
Days on Market Until Sale	19	24	+ 26.3%	33	40	+ 21.2%
Median Sales Price*	\$114,000	\$134,000	+ 17.5%	\$140,000	\$152,500	+ 8.9%
Average Sales Price*	\$145,667	\$231,113	+ 58.7%	\$185,414	\$188,584	+ 1.7%
Percent of List Price Received*	95.7%	95.8%	+ 0.1%	97.2%	96.4%	- 0.8%
Inventory of Homes for Sale	29	38	+ 31.0%	—	—	—
Months Supply of Inventory	2.3	3.6	+ 56.5%	—	—	—

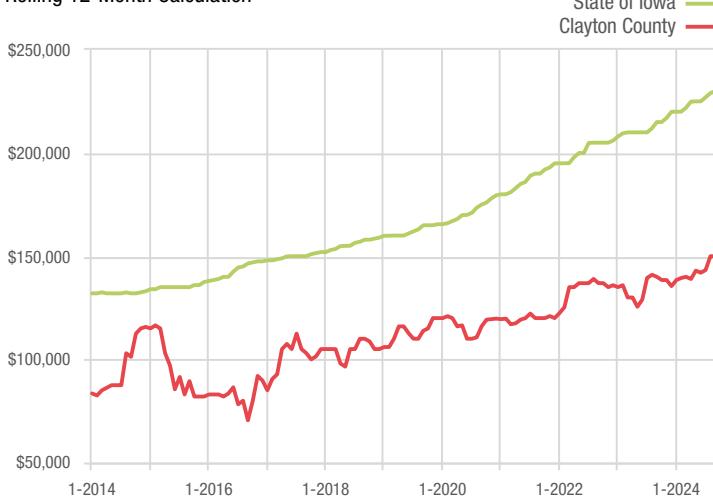
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	721	—	11	609	+ 5,436.4%
Median Sales Price*	—	\$245,000	—	\$257,500	\$241,750	- 6.1%
Average Sales Price*	—	\$245,000	—	\$257,500	\$241,750	- 6.1%
Percent of List Price Received*	—	99.6%	—	90.0%	97.5%	+ 8.3%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

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

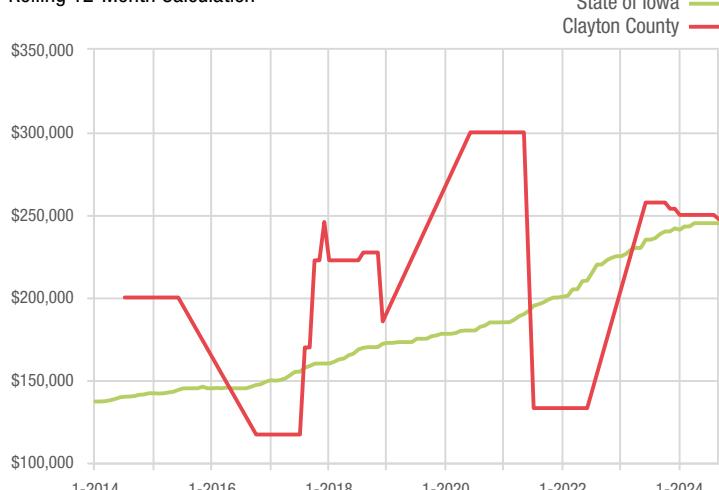
Median Sales Price - Single-Family Detached

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.