

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	43	55	+ 27.9%	409	444	+ 8.6%
Pending Sales	34	50	+ 47.1%	343	368	+ 7.3%
Closed Sales	41	43	+ 4.9%	332	343	+ 3.3%
Days on Market Until Sale	38	28	- 26.3%	38	43	+ 13.2%
Median Sales Price*	\$140,500	\$137,500	- 2.1%	\$147,500	\$146,000	- 1.0%
Average Sales Price*	\$162,266	\$159,445	- 1.7%	\$163,349	\$183,396	+ 12.3%
Percent of List Price Received*	95.8%	98.5%	+ 2.8%	96.8%	96.7%	- 0.1%
Inventory of Homes for Sale	107	124	+ 15.9%	—	—	—
Months Supply of Inventory	2.8	3.2	+ 14.3%	—	—	—

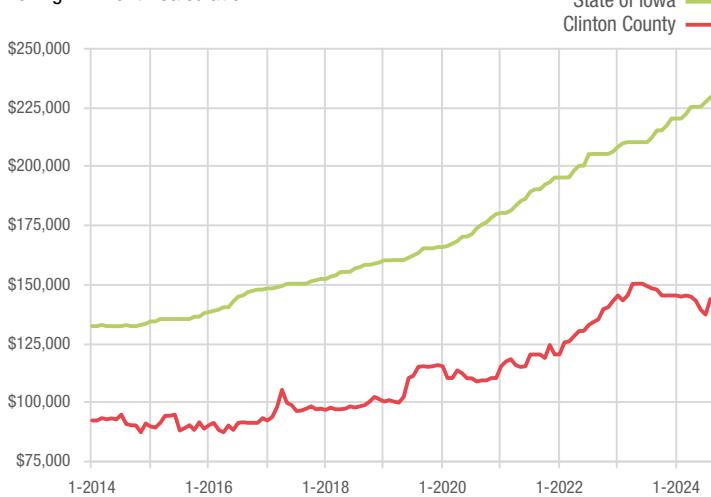
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	2	3	+ 50.0%	16	16	0.0%
Pending Sales	2	1	- 50.0%	15	14	- 6.7%
Closed Sales	2	0	- 100.0%	11	14	+ 27.3%
Days on Market Until Sale	38	—	—	54	38	- 29.6%
Median Sales Price*	\$177,500	—	—	\$235,500	\$223,750	- 5.0%
Average Sales Price*	\$177,500	—	—	\$224,773	\$235,636	+ 4.8%
Percent of List Price Received*	96.2%	—	—	96.3%	96.0%	- 0.3%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

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

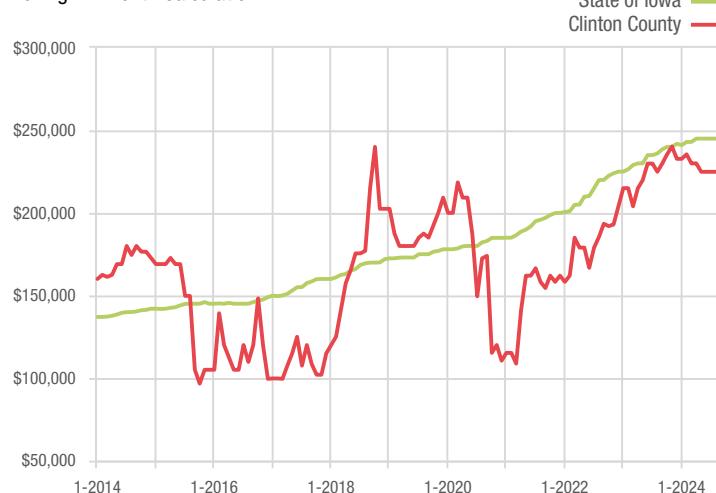
Median Sales Price - Single-Family Detached

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.