

# Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Clayton County

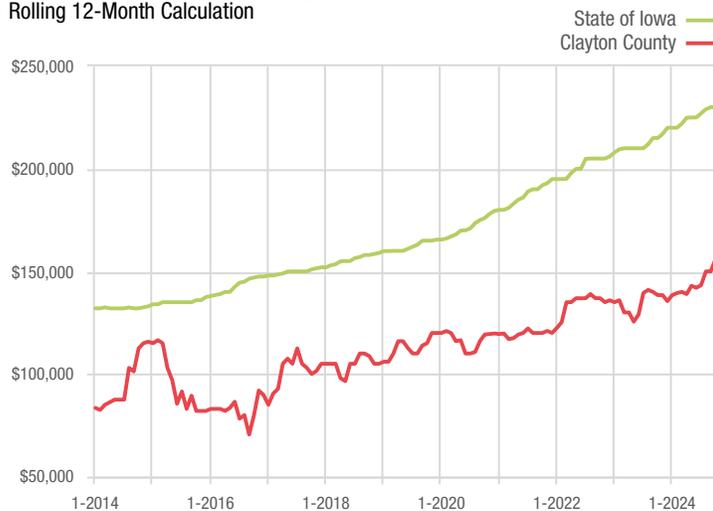
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	12	13	+ 8.3%	156	144	- 7.7%
Pending Sales	11	11	0.0%	135	112	- 17.0%
Closed Sales	17	16	- 5.9%	138	105	- 23.9%
Days on Market Until Sale	33	17	- 48.5%	33	36	+ 9.1%
Median Sales Price*	\$110,000	<b>\$170,000</b>	+ 54.5%	\$138,450	<b>\$160,000</b>	+ 15.6%
Average Sales Price*	\$151,441	<b>\$187,244</b>	+ 23.6%	\$181,229	<b>\$188,380</b>	+ 3.9%
Percent of List Price Received*	93.6%	<b>98.0%</b>	+ 4.7%	96.7%	<b>96.6%</b>	- 0.1%
Inventory of Homes for Sale	24	34	+ 41.7%	—	—	—
Months Supply of Inventory	1.9	3.2	+ 68.4%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	1	—	2	2	0.0%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	0	1	—	2	3	+ 50.0%
Days on Market Until Sale	—	1	—	11	406	+ 3,590.9%
Median Sales Price*	—	<b>\$135,000</b>	—	\$257,500	<b>\$238,500</b>	- 7.4%
Average Sales Price*	—	<b>\$135,000</b>	—	\$257,500	<b>\$206,167</b>	- 19.9%
Percent of List Price Received*	—	<b>100.0%</b>	—	90.0%	<b>98.3%</b>	+ 9.2%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.3	1.0	- 23.1%	—	—	—

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

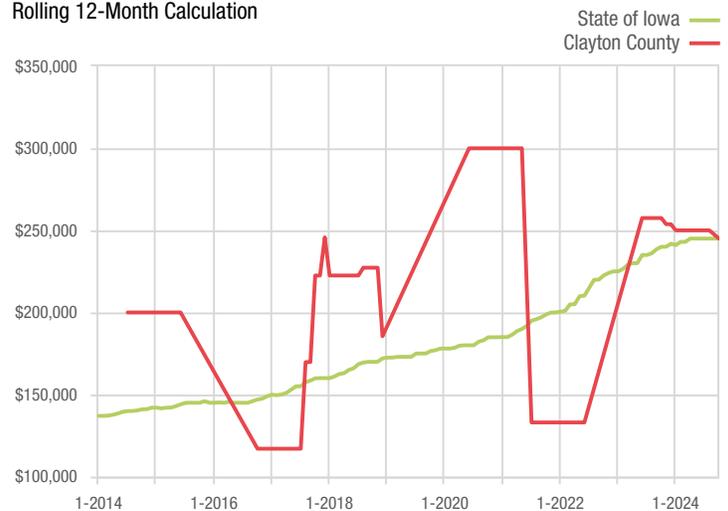
### Median Sales Price - Single-Family Detached

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.