

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Clinton County

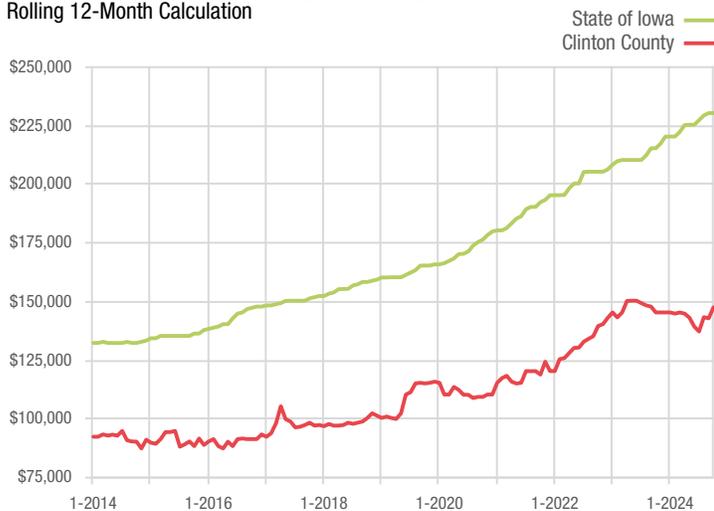
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	60	68	+ 13.3%	469	514	+ 9.6%
Pending Sales	35	45	+ 28.6%	378	415	+ 9.8%
Closed Sales	28	53	+ 89.3%	360	397	+ 10.3%
Days on Market Until Sale	26	34	+ 30.8%	37	41	+ 10.8%
Median Sales Price*	\$116,250	\$199,900	+ 72.0%	\$145,000	\$148,000	+ 2.1%
Average Sales Price*	\$139,064	\$199,021	+ 43.1%	\$161,455	\$185,347	+ 14.8%
Percent of List Price Received*	96.1%	94.7%	- 1.5%	96.8%	96.4%	- 0.4%
Inventory of Homes for Sale	123	114	- 7.3%	—	—	—
Months Supply of Inventory	3.3	2.9	- 12.1%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	2	3	+ 50.0%	18	19	+ 5.6%
Pending Sales	1	0	- 100.0%	16	14	- 12.5%
Closed Sales	3	1	- 66.7%	14	15	+ 7.1%
Days on Market Until Sale	15	4	- 73.3%	46	36	- 21.7%
Median Sales Price*	\$265,000	\$235,000	- 11.3%	\$250,250	\$227,500	- 9.1%
Average Sales Price*	\$286,667	\$235,000	- 18.0%	\$238,036	\$235,593	- 1.0%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	96.7%	96.3%	- 0.4%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.1	3.1	+ 47.6%	—	—	—

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

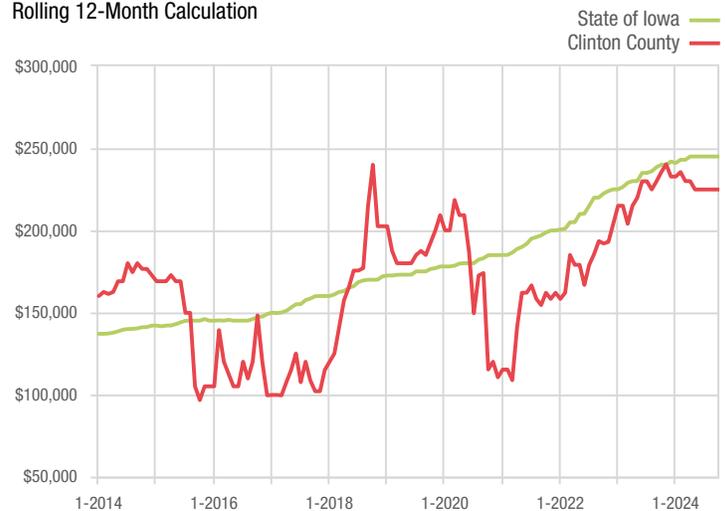
Median Sales Price - Single-Family Detached

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.