

Local Market Update – January 2019

This is a research tool provided by Iowa Association of REALTORS®.



Jackson County

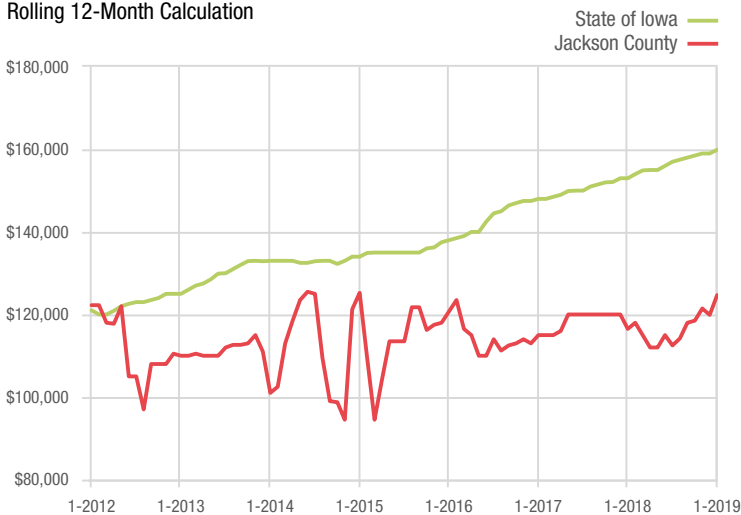
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	20	12	- 40.0%	20	12	- 40.0%
Pending Sales	10	8	- 20.0%	10	8	- 20.0%
Closed Sales	11	5	- 54.5%	11	5	- 54.5%
Days on Market Until Sale	65	67	+ 3.1%	65	67	+ 3.1%
Median Sales Price*	\$105,000	\$110,000	+ 4.8%	\$105,000	\$110,000	+ 4.8%
Average Sales Price*	\$114,036	\$177,250	+ 55.4%	\$114,036	\$177,250	+ 55.4%
Percent of List Price Received*	95.5%	94.0%	- 1.6%	95.5%	94.0%	- 1.6%
Inventory of Homes for Sale	56	44	- 21.4%	—	—	—
Months Supply of Inventory	4.2	3.2	- 23.8%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	214	—	—	214	—	—
Median Sales Price*	\$229,000	—	—	\$229,000	—	—
Average Sales Price*	\$229,000	—	—	\$229,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.1	—	—	—	—	—

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

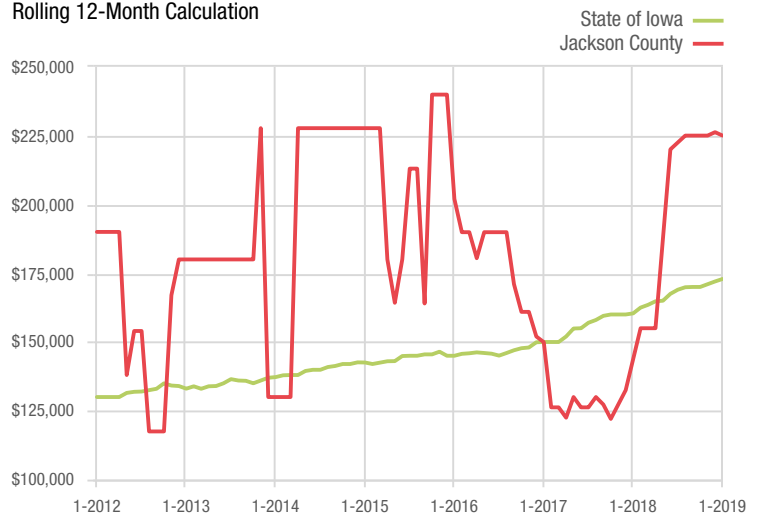
Median Sales Price - Single-Family Detached

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.