

Local Market Update – January 2019

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



Jefferson County

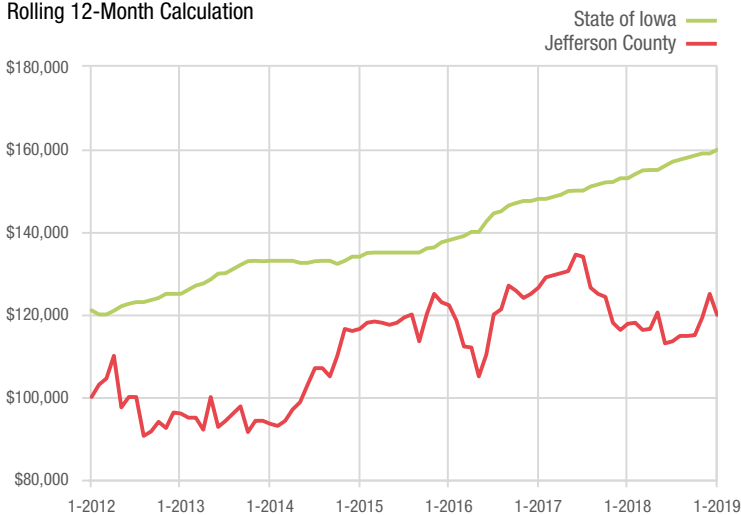
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	10	16	+ 60.0%	10	16	+ 60.0%
Pending Sales	10	7	- 30.0%	10	7	- 30.0%
Closed Sales	5	5	0.0%	5	5	0.0%
Days on Market Until Sale	48	148	+ 208.3%	48	148	+ 208.3%
Median Sales Price*	\$135,000	\$96,000	- 28.9%	\$135,000	\$96,000	- 28.9%
Average Sales Price*	\$125,000	\$96,100	- 23.1%	\$125,000	\$96,100	- 23.1%
Percent of List Price Received*	96.4%	97.5%	+ 1.1%	96.4%	97.5%	+ 1.1%
Inventory of Homes for Sale	63	69	+ 9.5%	—	—	—
Months Supply of Inventory	5.7	5.2	- 8.8%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	171	267	+ 56.1%	171	267	+ 56.1%
Median Sales Price*	\$54,500	\$120,000	+ 120.2%	\$54,500	\$120,000	+ 120.2%
Average Sales Price*	\$54,500	\$120,000	+ 120.2%	\$54,500	\$120,000	+ 120.2%
Percent of List Price Received*	85.3%	96.4%	+ 13.0%	85.3%	96.4%	+ 13.0%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	2.6	4.4	+ 69.2%	—	—	—

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

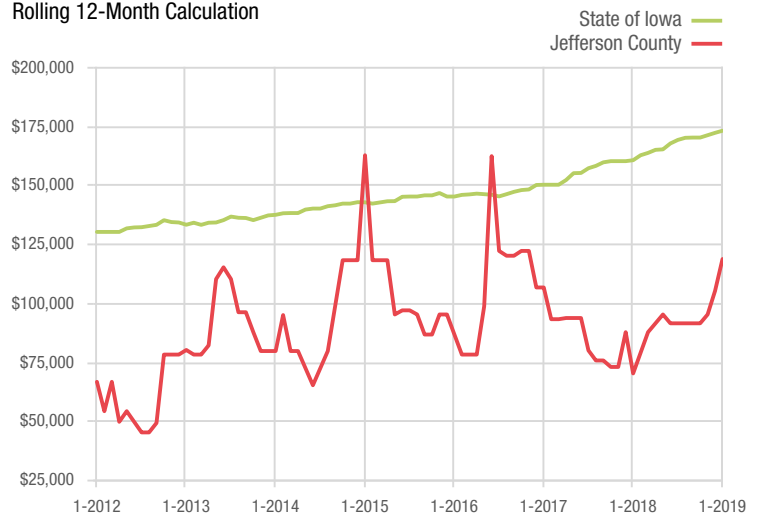
Median Sales Price - Single-Family Detached

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.