

Local Market Update – February 2019

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



Jackson County

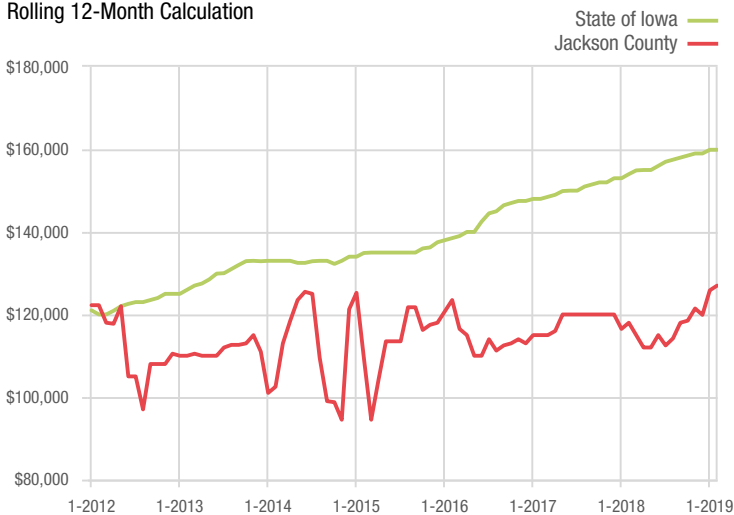
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	14	9	- 35.7%	34	21	- 38.2%
Pending Sales	8	6	- 25.0%	18	18	0.0%
Closed Sales	7	7	0.0%	18	13	- 27.8%
Days on Market Until Sale	32	78	+ 143.8%	52	75	+ 44.2%
Median Sales Price*	\$165,000	\$137,000	- 17.0%	\$109,000	\$129,900	+ 19.2%
Average Sales Price*	\$173,143	\$156,643	- 9.5%	\$137,022	\$162,512	+ 18.6%
Percent of List Price Received*	94.3%	96.4%	+ 2.2%	95.0%	95.7%	+ 0.7%
Inventory of Homes for Sale	58	41	- 29.3%	—	—	—
Months Supply of Inventory	4.4	3.0	- 31.8%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	2	—	1	2	+ 100.0%
Days on Market Until Sale	—	129	—	214	129	- 39.7%
Median Sales Price*	—	\$137,000	—	\$229,000	\$137,000	- 40.2%
Average Sales Price*	—	\$137,000	—	\$229,000	\$137,000	- 40.2%
Percent of List Price Received*	—	95.1%	—	100.0%	95.1%	- 4.9%
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	2.9	—	—	—	—	—

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

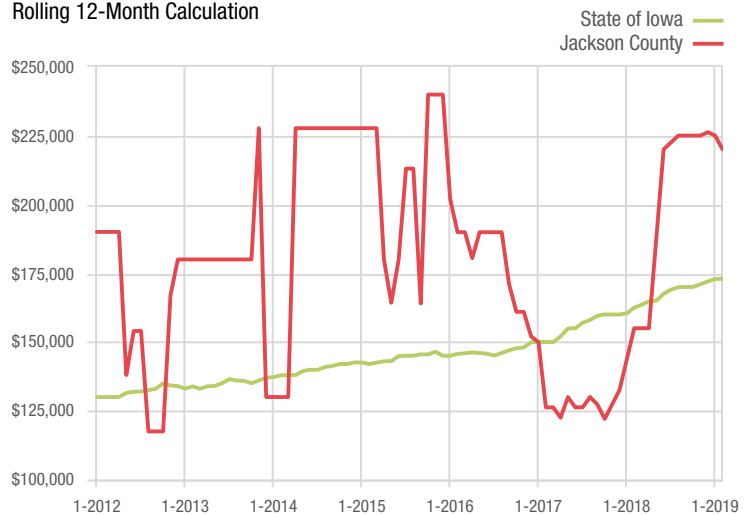
Median Sales Price - Single-Family Detached

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.