

# Local Market Update – February 2019

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



## Jefferson County

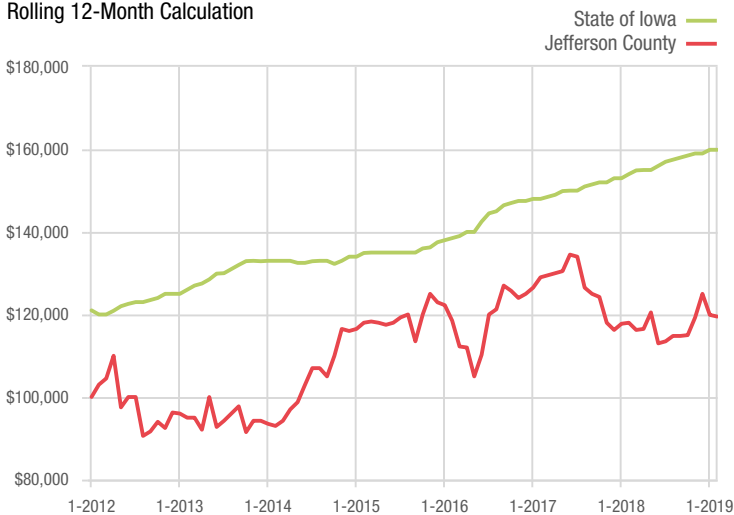
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	14	12	- 14.3%	24	28	+ 16.7%
Pending Sales	12	7	- 41.7%	22	14	- 36.4%
Closed Sales	12	8	- 33.3%	17	13	- 23.5%
Days on Market Until Sale	115	142	+ 23.5%	95	144	+ 51.6%
Median Sales Price*	\$126,450	<b>\$103,750</b>	- 18.0%	\$134,900	<b>\$100,000</b>	- 25.9%
Average Sales Price*	\$164,408	<b>\$126,813</b>	- 22.9%	\$152,818	<b>\$115,000</b>	- 24.7%
Percent of List Price Received*	95.0%	<b>96.1%</b>	+ 1.2%	95.4%	<b>96.6%</b>	+ 1.3%
Inventory of Homes for Sale	63	<b>68</b>	+ 7.9%	—	—	—
Months Supply of Inventory	5.5	<b>5.3</b>	- 3.6%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	1	1	0.0%	2	3	+ 50.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	171	267	+ 56.1%
Median Sales Price*	—	—	—	\$54,500	<b>\$120,000</b>	+ 120.2%
Average Sales Price*	—	—	—	\$54,500	<b>\$120,000</b>	+ 120.2%
Percent of List Price Received*	—	—	—	85.3%	<b>96.4%</b>	+ 13.0%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	2.7	<b>5.3</b>	+ 96.3%	—	—	—

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

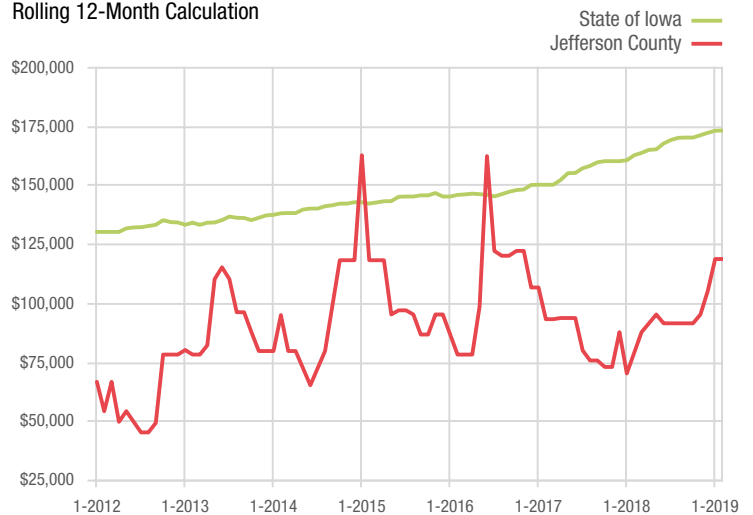
### Median Sales Price - Single-Family Detached

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.