

# Local Market Update – May 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Jefferson County

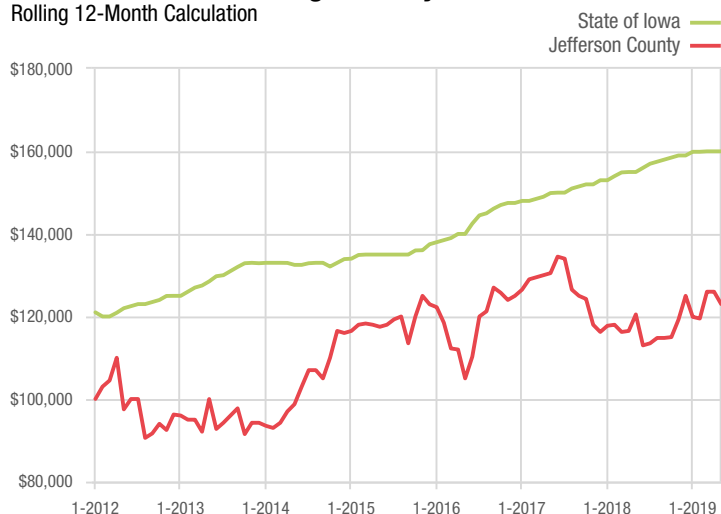
Single-Family Detached	May			Year to Date		
Key Metrics	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	21	18	- 14.3%	81	96	+ 18.5%
Pending Sales	8	12	+ 50.0%	53	50	- 5.7%
Closed Sales	12	10	- 16.7%	49	47	- 4.1%
Days on Market Until Sale	80	95	+ 18.8%	100	90	- 10.0%
Median Sales Price*	\$143,500	<b>\$124,618</b>	- 13.2%	\$131,400	<b>\$124,235</b>	- 5.5%
Average Sales Price*	\$168,767	<b>\$157,244</b>	- 6.8%	\$144,782	<b>\$144,466</b>	- 0.2%
Percent of List Price Received*	97.4%	<b>95.0%</b>	- 2.5%	95.2%	<b>95.9%</b>	+ 0.7%
Inventory of Homes for Sale	75	86	+ 14.7%	—	—	—
Months Supply of Inventory	6.8	6.5	- 4.4%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2018	2019	% Change	Thru 5-2018	Thru 5-2019	% Change
New Listings	2	0	- 100.0%	10	7	- 30.0%
Pending Sales	1	0	- 100.0%	6	3	- 50.0%
Closed Sales	1	2	+ 100.0%	6	3	- 50.0%
Days on Market Until Sale	16	61	+ 281.3%	80	130	+ 62.5%
Median Sales Price*	\$115,000	<b>\$108,863</b>	- 5.3%	\$105,000	<b>\$120,000</b>	+ 14.3%
Average Sales Price*	\$115,000	<b>\$108,863</b>	- 5.3%	\$136,917	<b>\$112,575</b>	- 17.8%
Percent of List Price Received*	86.8%	<b>94.4%</b>	+ 8.8%	90.7%	<b>95.1%</b>	+ 4.9%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	4.9	6.7	+ 36.7%	—	—	—

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

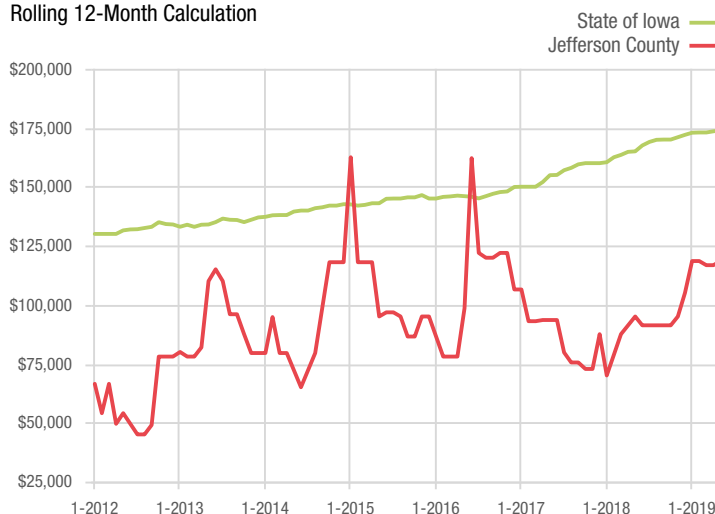
### Median Sales Price - Single-Family Detached

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.