

# Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Jackson County

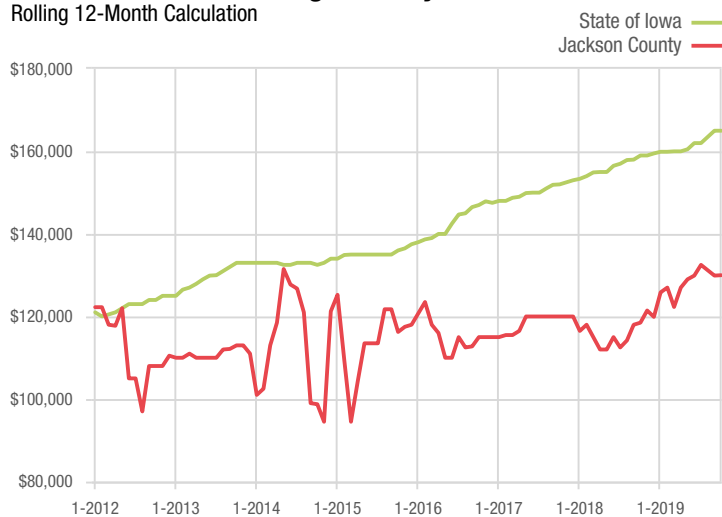
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	10	13	+ 30.0%	192	163	- 15.1%
Pending Sales	14	8	- 42.9%	151	109	- 27.8%
Closed Sales	22	7	- 68.2%	151	99	- 34.4%
Days on Market Until Sale	88	39	- 55.7%	67	69	+ 3.0%
Median Sales Price*	\$105,000	\$125,000	+ 19.0%	\$119,900	\$130,000	+ 8.4%
Average Sales Price*	\$139,019	\$127,893	- 8.0%	\$142,786	\$147,040	+ 3.0%
Percent of List Price Received*	94.3%	97.2%	+ 3.1%	94.6%	94.8%	+ 0.2%
Inventory of Homes for Sale	50	55	+ 10.0%	—	—	—
Months Supply of Inventory	3.4	5.5	+ 61.8%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	0	1	—	9	8	- 11.1%
Pending Sales	0	1	—	6	5	- 16.7%
Closed Sales	2	0	- 100.0%	6	5	- 16.7%
Days on Market Until Sale	55	—	—	112	52	- 53.6%
Median Sales Price*	\$233,750	—	—	\$227,000	\$137,900	- 39.3%
Average Sales Price*	\$233,750	—	—	\$246,417	\$144,380	- 41.4%
Percent of List Price Received*	97.3%	—	—	98.2%	96.8%	- 1.4%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.7	3.4	+ 100.0%	—	—	—

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

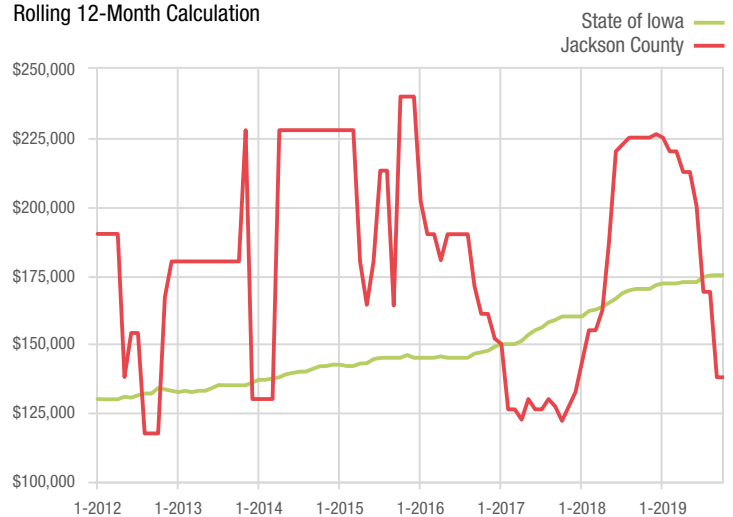
### Median Sales Price - Single-Family Detached

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.