

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

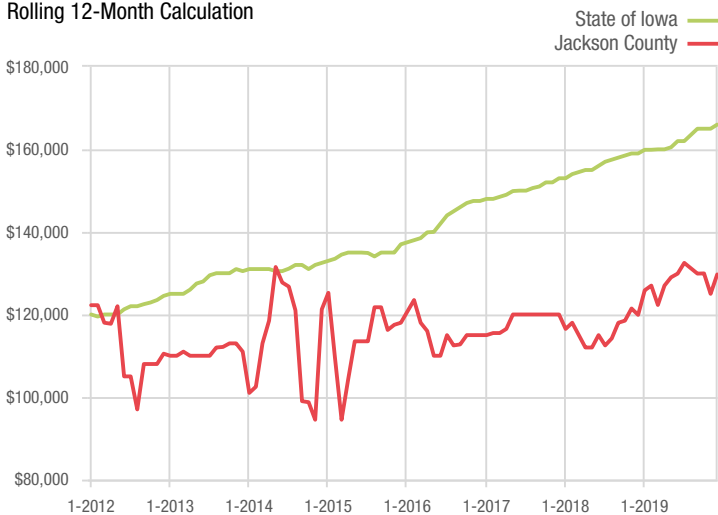
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	10	12	+ 20.0%	215	187	- 13.0%
Pending Sales	7	3	- 57.1%	163	126	- 22.7%
Closed Sales	7	12	+ 71.4%	173	124	- 28.3%
Days on Market Until Sale	72	62	- 13.9%	68	68	0.0%
Median Sales Price*	\$109,900	\$158,000	+ 43.8%	\$119,900	\$129,700	+ 8.2%
Average Sales Price*	\$122,914	\$157,417	+ 28.1%	\$141,341	\$144,990	+ 2.6%
Percent of List Price Received*	94.6%	93.3%	- 1.4%	93.9%	94.4%	+ 0.5%
Inventory of Homes for Sale	46	39	- 15.2%	—	—	—
Months Supply of Inventory	3.4	3.7	+ 8.8%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	0	1	—	10	9	- 10.0%
Pending Sales	1	1	0.0%	8	9	+ 12.5%
Closed Sales	1	4	+ 300.0%	8	9	+ 12.5%
Days on Market Until Sale	49	37	- 24.5%	92	46	- 50.0%
Median Sales Price*	\$227,500	\$173,000	- 24.0%	\$226,250	\$151,000	- 33.3%
Average Sales Price*	\$227,500	\$161,500	- 29.0%	\$225,750	\$151,989	- 32.7%
Percent of List Price Received*	96.8%	92.1%	- 4.9%	98.4%	94.7%	- 3.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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

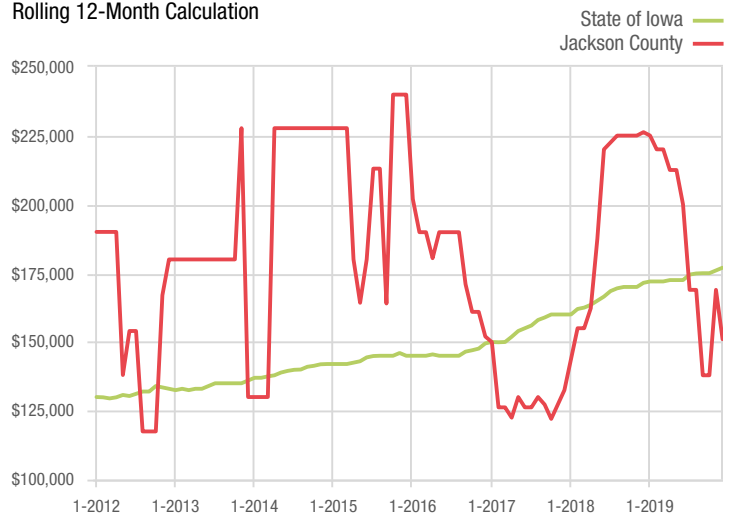
Median Sales Price - Single-Family Detached

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.