

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Jefferson County

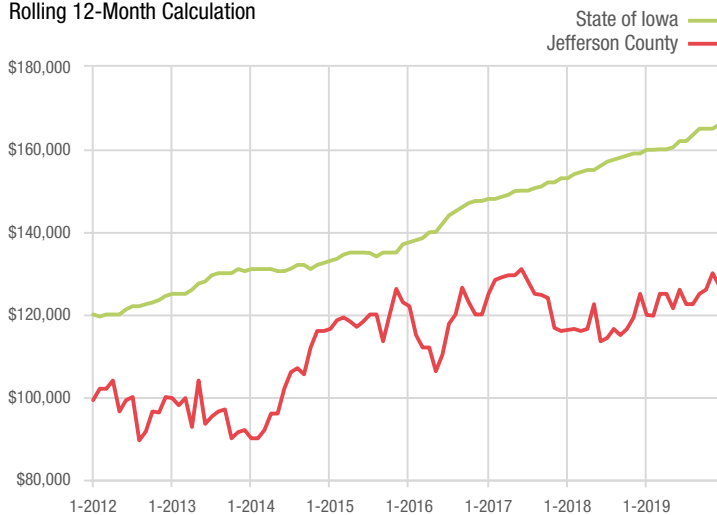
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	6	6	0.0%	229	258	+ 12.7%
Pending Sales	17	10	- 41.2%	177	152	- 14.1%
Closed Sales	21	12	- 42.9%	174	153	- 12.1%
Days on Market Until Sale	115	118	+ 2.6%	97	91	- 6.2%
Median Sales Price*	\$131,250	\$104,500	- 20.4%	\$125,000	\$127,000	+ 1.6%
Average Sales Price*	\$140,045	\$105,229	- 24.9%	\$136,611	\$155,735	+ 14.0%
Percent of List Price Received*	97.2%	98.5%	+ 1.3%	95.0%	95.7%	+ 0.7%
Inventory of Homes for Sale	75	85	+ 13.3%	—	—	—
Months Supply of Inventory	5.1	6.7	+ 31.4%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	1	0	- 100.0%	15	13	- 13.3%
Pending Sales	0	1	—	9	9	0.0%
Closed Sales	0	2	—	10	9	- 10.0%
Days on Market Until Sale	—	45	—	130	118	- 9.2%
Median Sales Price*	—	\$206,000	—	\$105,000	\$130,000	+ 23.8%
Average Sales Price*	—	\$206,000	—	\$117,450	\$150,136	+ 27.8%
Percent of List Price Received*	—	96.6%	—	91.9%	94.8%	+ 3.2%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	3.6	1.6	- 55.6%	—	—	—

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

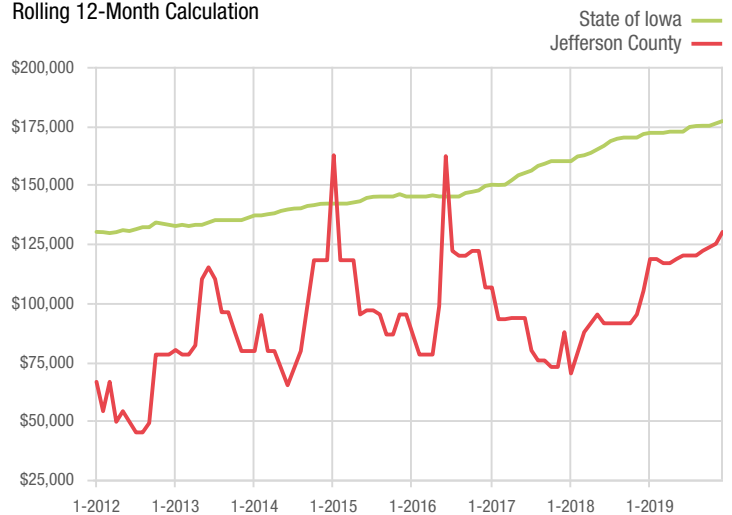
Median Sales Price - Single-Family Detached

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.