

Local Market Update – January 2020

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

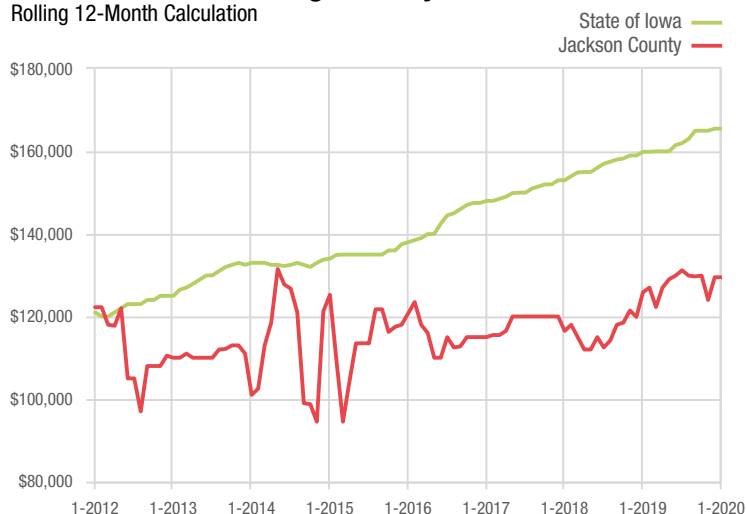
Single-Family Detached	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	12	10	- 16.7%	12	10	- 16.7%
Pending Sales	12	7	- 41.7%	12	7	- 41.7%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Days on Market Until Sale	72	88	+ 22.2%	72	88	+ 22.2%
Median Sales Price*	\$119,950	\$159,000	+ 32.6%	\$119,950	\$159,000	+ 32.6%
Average Sales Price*	\$169,358	\$169,750	+ 0.2%	\$169,358	\$169,750	+ 0.2%
Percent of List Price Received*	95.0%	95.1%	+ 0.1%	95.0%	95.1%	+ 0.1%
Inventory of Homes for Sale	41	38	- 7.3%	—	—	—
Months Supply of Inventory	3.0	3.7	+ 23.3%	—	—	—

Townhouse-Condo	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	0	3	—	0	3	—
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	64	—	—	64	—
Median Sales Price*	—	\$103,000	—	—	\$103,000	—
Average Sales Price*	—	\$103,000	—	—	\$103,000	—
Percent of List Price Received*	—	104.0%	—	—	104.0%	—
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.9	—	—	—	—

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

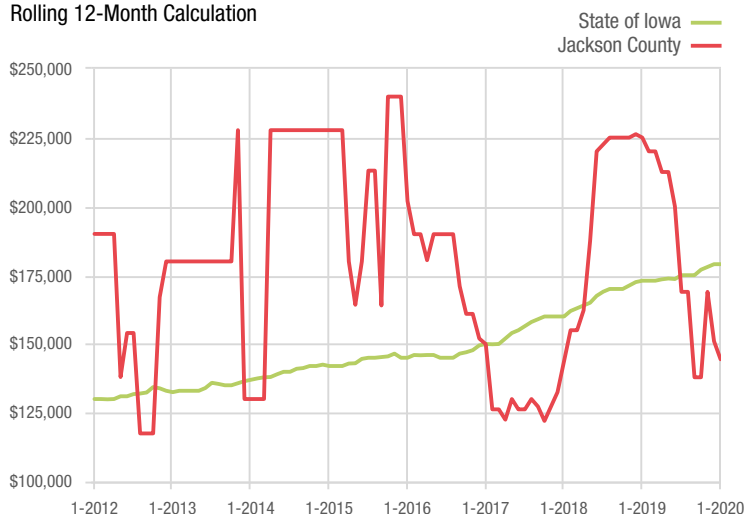
Median Sales Price - Single-Family Detached

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.