

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Jackson County

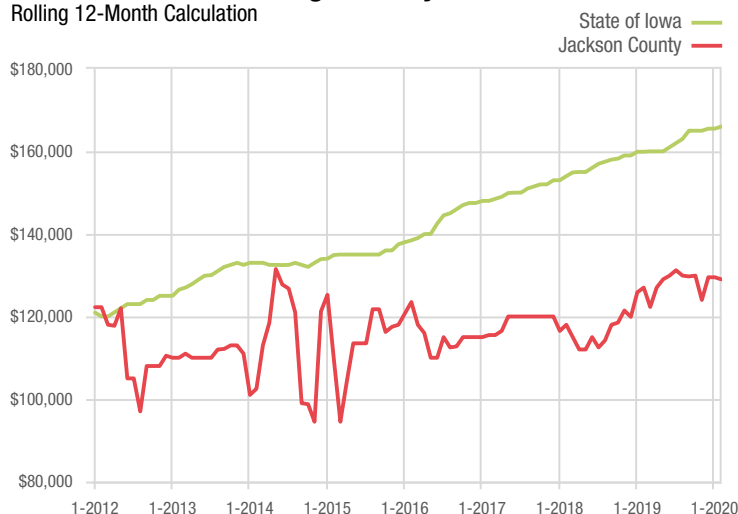
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	9	8	- 11.1%	21	18	- 14.3%
Pending Sales	8	5	- 37.5%	20	12	- 40.0%
Closed Sales	8	7	- 12.5%	14	15	+ 7.1%
Days on Market Until Sale	69	79	+ 14.5%	71	84	+ 18.3%
Median Sales Price*	\$133,250	<b>\$135,000</b>	+ 1.3%	\$129,700	<b>\$135,000</b>	+ 4.1%
Average Sales Price*	\$140,438	<b>\$216,100</b>	+ 53.9%	\$152,832	<b>\$191,380</b>	+ 25.2%
Percent of List Price Received*	95.6%	<b>98.2%</b>	+ 2.7%	95.3%	<b>96.6%</b>	+ 1.4%
Inventory of Homes for Sale	41	39	- 4.9%	—	—	—
Months Supply of Inventory	3.0	3.9	+ 30.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	0	0	0.0%	0	3	—
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	129	—	—	129	64	- 50.4%
Median Sales Price*	\$137,000	—	—	\$137,000	<b>\$103,000</b>	- 24.8%
Average Sales Price*	\$137,000	—	—	\$137,000	<b>\$103,000</b>	- 24.8%
Percent of List Price Received*	95.1%	—	—	95.1%	<b>104.0%</b>	+ 9.4%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.3	—	—	—	—

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

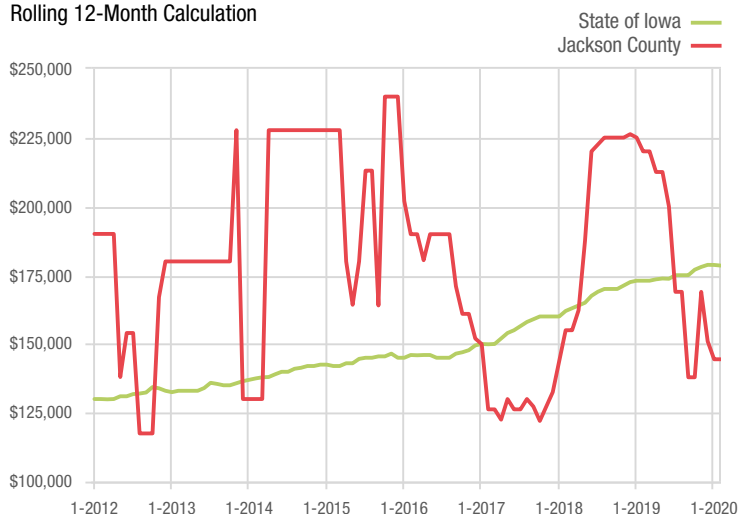
### Median Sales Price - Single-Family Detached

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.