

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

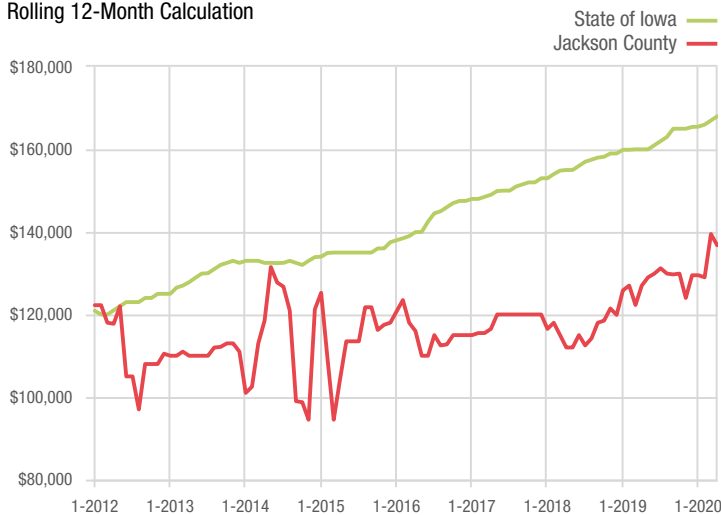
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	17	12	- 29.4%	47	44	- 6.4%
Pending Sales	11	6	- 45.5%	35	33	- 5.7%
Closed Sales	5	10	+ 100.0%	31	30	- 3.2%
Days on Market Until Sale	38	63	+ 65.8%	83	67	- 19.3%
Median Sales Price*	\$127,500	\$98,750	- 22.5%	\$115,000	\$135,000	+ 17.4%
Average Sales Price*	\$155,480	\$121,750	- 21.7%	\$131,015	\$165,690	+ 26.5%
Percent of List Price Received*	96.4%	95.0%	- 1.5%	94.5%	98.9%	+ 4.7%
Inventory of Homes for Sale	46	39	- 15.2%	—	—	—
Months Supply of Inventory	3.8	3.7	- 2.6%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	0	5	—
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	2	—	2	4	+ 100.0%
Days on Market Until Sale	—	6	—	129	21	- 83.7%
Median Sales Price*	—	\$139,004	—	\$137,000	\$96,500	- 29.6%
Average Sales Price*	—	\$139,004	—	\$137,000	\$117,752	- 14.0%
Percent of List Price Received*	—	99.0%	—	95.1%	99.6%	+ 4.7%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.5	—	—	—	—

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

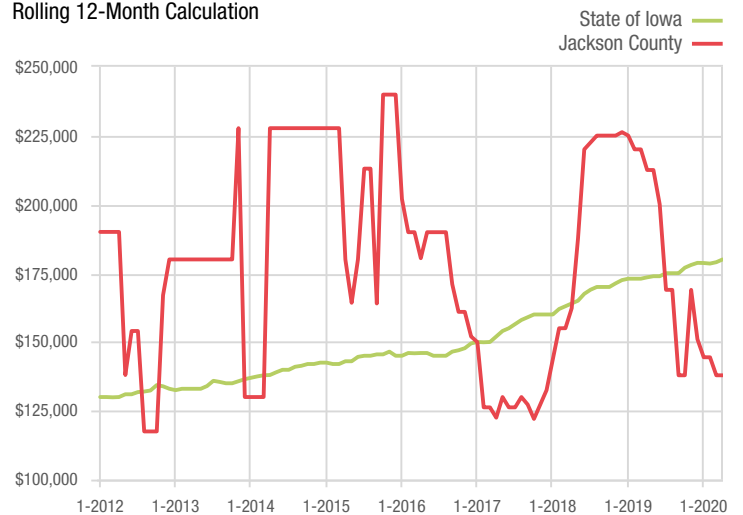
Median Sales Price - Single-Family Detached

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.