

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Jasper County

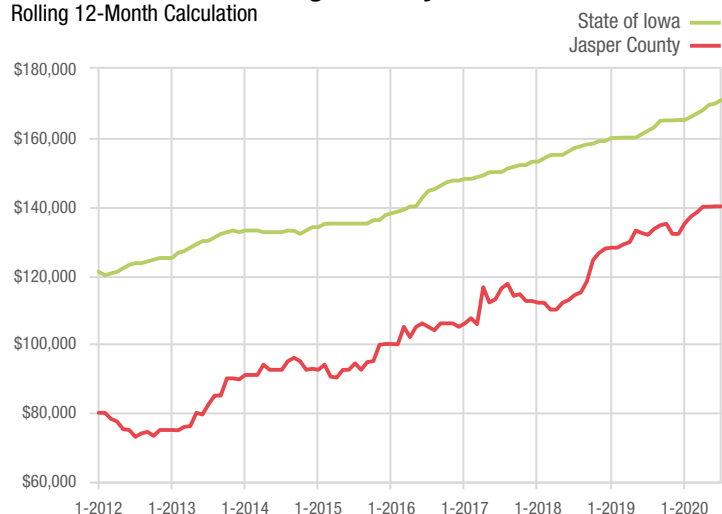
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	79	63	- 20.3%	381	370	- 2.9%
Pending Sales	51	63	+ 23.5%	313	325	+ 3.8%
Closed Sales	49	55	+ 12.2%	305	281	- 7.9%
Days on Market Until Sale	55	35	- 36.4%	63	63	0.0%
Median Sales Price*	\$124,500	\$128,000	+ 2.8%	\$128,250	\$139,900	+ 9.1%
Average Sales Price*	\$138,686	\$138,670	- 0.0%	\$144,565	\$154,293	+ 6.7%
Percent of List Price Received*	96.6%	98.2%	+ 1.7%	96.2%	96.9%	+ 0.7%
Inventory of Homes for Sale	152	118	- 22.4%	—	—	—
Months Supply of Inventory	3.4	2.6	- 23.5%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	1	—	6	3	- 50.0%
Pending Sales	1	1	0.0%	5	3	- 40.0%
Closed Sales	0	0	0.0%	5	1	- 80.0%
Days on Market Until Sale	—	—	—	106	36	- 66.0%
Median Sales Price*	—	—	—	\$173,000	\$185,000	+ 6.9%
Average Sales Price*	—	—	—	\$199,700	\$185,000	- 7.4%
Percent of List Price Received*	—	—	—	98.8%	96.1%	- 2.7%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

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

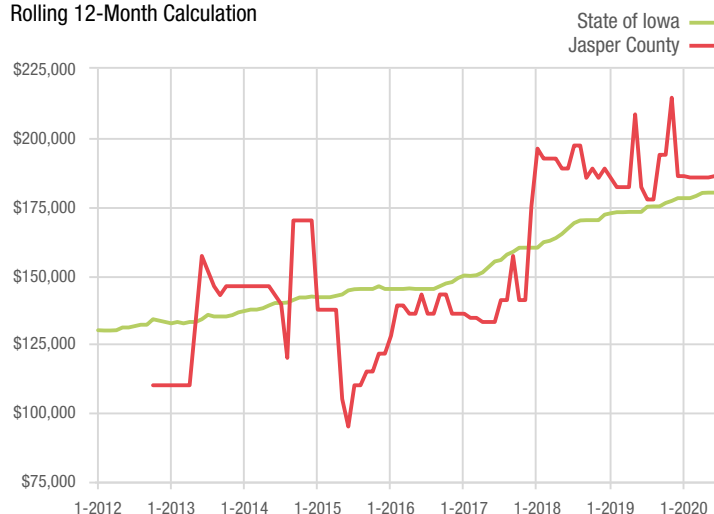
Median Sales Price - Single-Family Detached

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.