

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Jefferson County

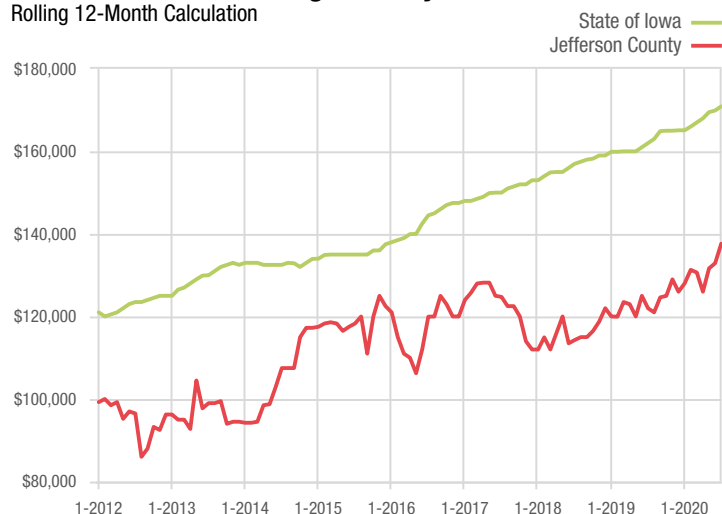
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	27	27	0.0%	155	115	- 25.8%
Pending Sales	18	23	+ 27.8%	85	91	+ 7.1%
Closed Sales	18	21	+ 16.7%	86	76	- 11.6%
Days on Market Until Sale	120	127	+ 5.8%	101	129	+ 27.7%
Median Sales Price*	\$115,250	\$140,000	+ 21.5%	\$121,000	\$132,500	+ 9.5%
Average Sales Price*	\$131,525	\$138,133	+ 5.0%	\$136,332	\$135,805	- 0.4%
Percent of List Price Received*	96.7%	95.5%	- 1.2%	95.6%	95.8%	+ 0.2%
Inventory of Homes for Sale	102	63	- 38.2%	—	—	—
Months Supply of Inventory	7.2	4.7	- 34.7%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	4	—	1	7	+ 600.0%
Pending Sales	0	2	—	0	3	—
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	20	—	—	20	—
Median Sales Price*	—	\$127,000	—	—	\$127,000	—
Average Sales Price*	—	\$127,000	—	—	\$127,000	—
Percent of List Price Received*	—	99.0%	—	—	99.0%	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	—	2.3	—	—	—	—

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

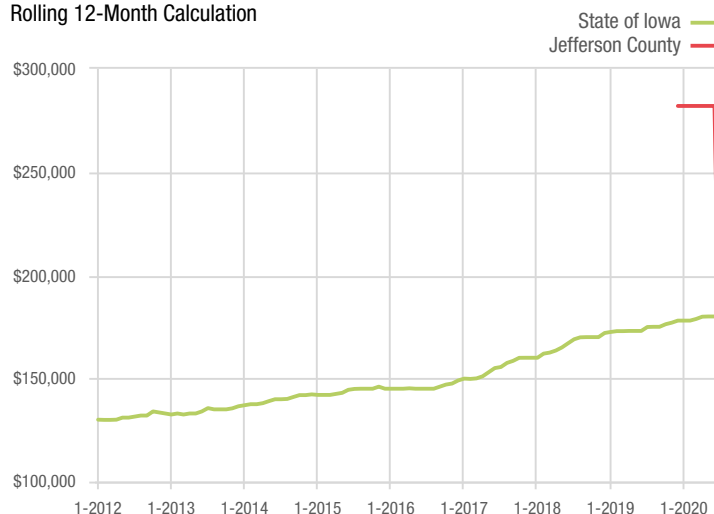
Median Sales Price - Single-Family Detached

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.