

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

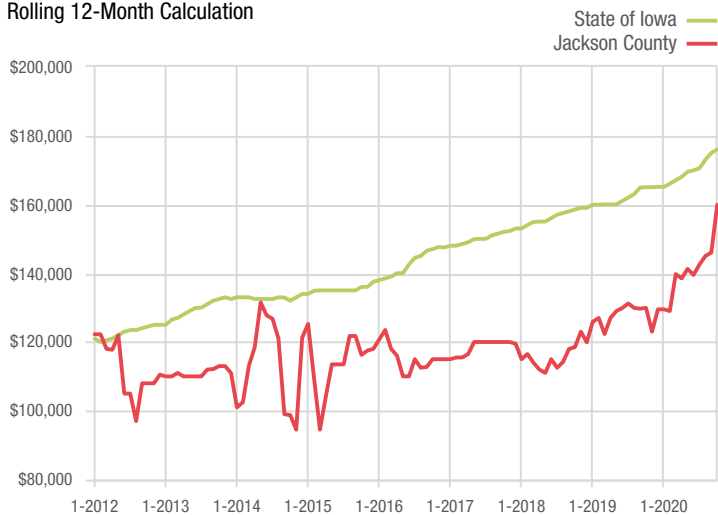
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	14	11	- 21.4%	163	134	- 17.8%
Pending Sales	9	8	- 11.1%	109	110	+ 0.9%
Closed Sales	8	16	+ 100.0%	101	107	+ 5.9%
Days on Market Until Sale	67	28	- 58.2%	71	52	- 26.8%
Median Sales Price*	\$121,875	\$188,700	+ 54.8%	\$129,900	\$170,000	+ 30.9%
Average Sales Price*	\$124,281	\$179,200	+ 44.2%	\$145,940	\$185,079	+ 26.8%
Percent of List Price Received*	96.3%	97.4%	+ 1.1%	94.8%	96.7%	+ 2.0%
Inventory of Homes for Sale	53	34	- 35.8%	—	—	—
Months Supply of Inventory	5.3	3.1	- 41.5%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	0	- 100.0%	7	10	+ 42.9%
Pending Sales	2	0	- 100.0%	6	9	+ 50.0%
Closed Sales	0	2	—	5	10	+ 100.0%
Days on Market Until Sale	—	8	—	52	26	- 50.0%
Median Sales Price*	—	\$149,950	—	\$137,900	\$137,000	- 0.7%
Average Sales Price*	—	\$149,950	—	\$144,380	\$168,941	+ 17.0%
Percent of List Price Received*	—	95.4%	—	96.8%	96.7%	- 0.1%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.3	0.7	- 69.6%	—	—	—

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

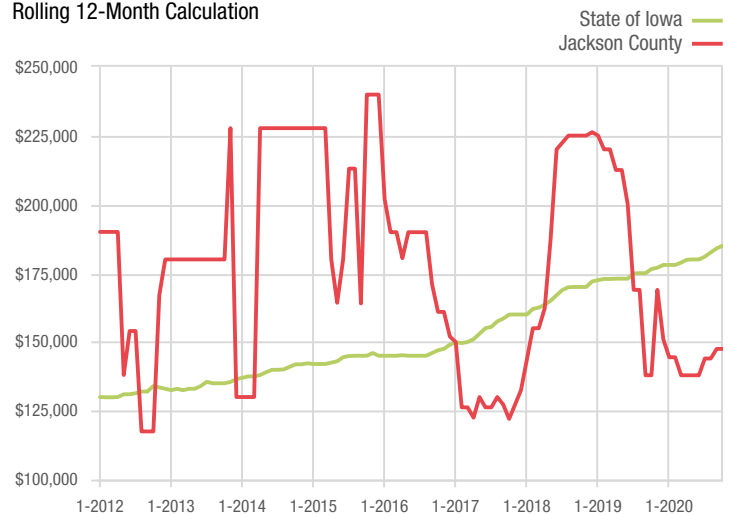
Median Sales Price - Single-Family Detached

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.