

# Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Jefferson County

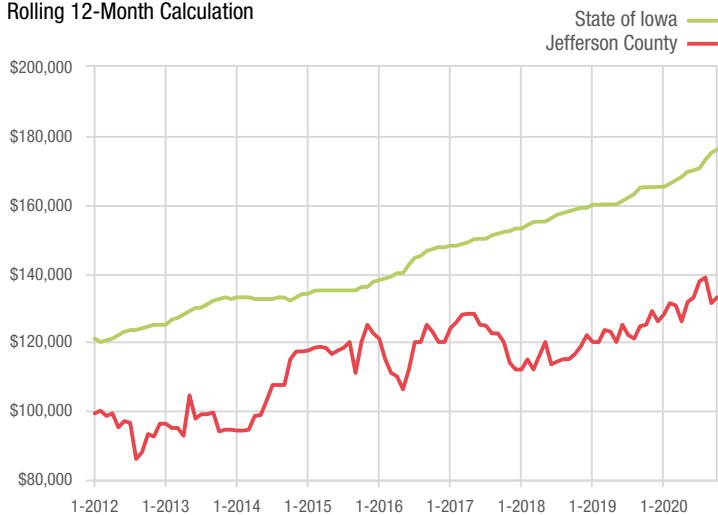
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	18	26	+ 44.4%	247	172	- 30.4%
Pending Sales	14	14	0.0%	134	135	+ 0.7%
Closed Sales	15	15	0.0%	131	127	- 3.1%
Days on Market Until Sale	38	83	+ 118.4%	97	116	+ 19.6%
Median Sales Price*	\$131,300	<b>\$144,500</b>	+ 10.1%	\$125,000	<b>\$128,000</b>	+ 2.4%
Average Sales Price*	\$141,620	<b>\$135,260</b>	- 4.5%	\$145,017	<b>\$137,334</b>	- 5.3%
Percent of List Price Received*	96.8%	<b>95.7%</b>	- 1.1%	95.7%	<b>94.9%</b>	- 0.8%
Inventory of Homes for Sale	97	65	- 33.0%	—	—	—
Months Supply of Inventory	7.2	5.0	- 30.6%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	0	- 100.0%	2	10	+ 400.0%
Pending Sales	0	0	0.0%	0	6	—
Closed Sales	0	0	0.0%	0	5	—
Days on Market Until Sale	—	—	—	—	73	—
Median Sales Price*	—	—	—	—	<b>\$126,500</b>	—
Average Sales Price*	—	—	—	—	<b>\$112,780</b>	—
Percent of List Price Received*	—	—	—	—	<b>93.6%</b>	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	—	1.4	—	—	—	—

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

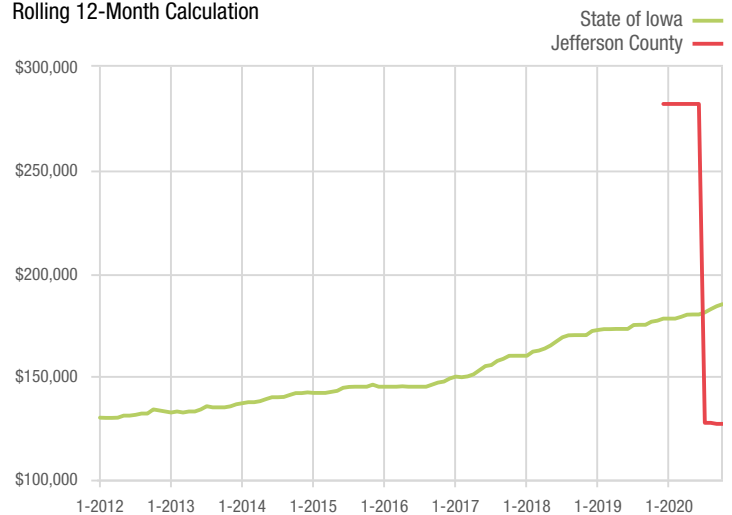
### Median Sales Price - Single-Family Detached

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.