Local Market Update – November 2020

A Research Tool Provided by Iowa Association of REALTORS®

Jackson County

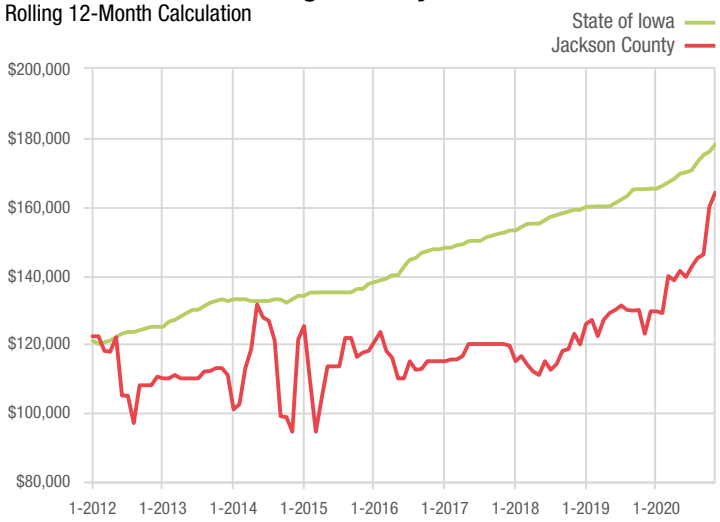
Single-Family Detached	November			Year to Date		
Key Metrics	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	11	**16**	+ 45.5%	174	**150**	- 13.8%
Pending Sales	14	**10**	- 28.6%	123	**121**	- 1.6%
Closed Sales	12	**12**	0.0%	113	**119**	+ 5.3%
Days on Market Until Sale	47	**54**	+ 14.9%	68	**52**	- 23.5%
Median Sales Price*	$107,250	**$124,900**	+ 16.5%	$127,500	**$164,000**	+ 28.6%
Average Sales Price*	$119,483	**$162,300**	+ 35.8%	$143,130	**$182,782**	+ 27.7%
Percent of List Price Received*	92.7%	**100.6%**	+ 8.5%	94.6%	**97.1%**	+ 2.6%
Inventory of Homes for Sale	40	**36**	- 10.0%	—	—	—
Months Supply of Inventory	3.7	**3.4**	- 8.1%	—	—	—

Townhouse-Condo	November			Year to Date		
Key Metrics	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	1	**0**	- 100.0%	8	**11**	+ 37.5%
Pending Sales	2	**0**	- 100.0%	8	**9**	+ 12.5%
Closed Sales	0	**0**	0.0%	5	**10**	+ 100.0%
Days on Market Until Sale	—	—	—	52	**26**	- 50.0%
Median Sales Price*	—	—	—	$137,900	**$137,000**	- 0.7%
Average Sales Price*	—	—	—	$144,380	**$168,941**	+ 17.0%
Percent of List Price Received*	—	—	—	96.8%	**96.7%**	- 0.1%
Inventory of Homes for Sale	2	**1**	- 50.0%	—	—	—
Months Supply of Inventory	1.3	**0.7**	- 46.2%	—	—	—

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

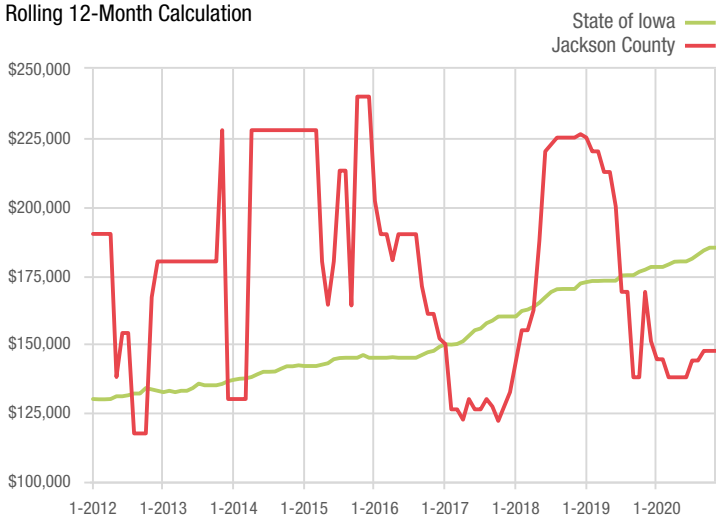
Median Sales Price - Single-Family Detached

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.

Current as of December 15, 2020. All data from the multiple listing services in the state of Iowa. | Report © 2020 ShowingTime.