

# Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



## Jackson County

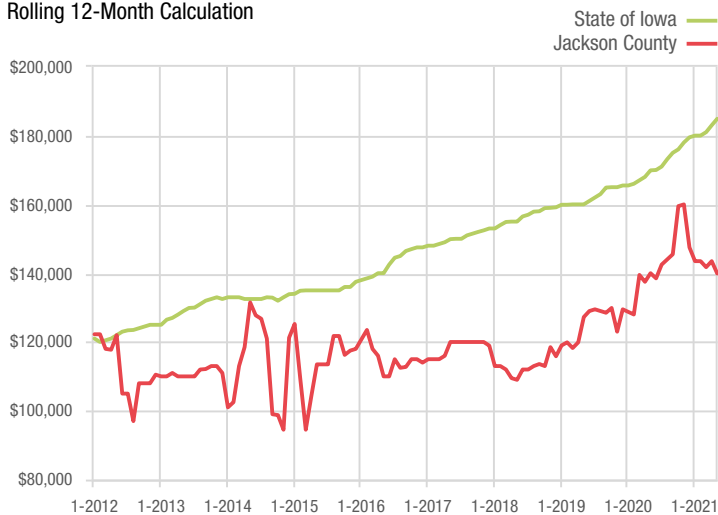
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	11	21	+ 90.9%	59	110	+ 86.4%
Pending Sales	8	17	+ 112.5%	43	85	+ 97.7%
Closed Sales	12	21	+ 75.0%	39	80	+ 105.1%
Days on Market Until Sale	92	56	- 39.1%	68	63	- 7.4%
Median Sales Price*	\$229,950	<b>\$149,900</b>	- 34.8%	\$154,900	<b>\$120,500</b>	- 22.2%
Average Sales Price*	\$225,650	<b>\$167,824</b>	- 25.6%	\$184,526	<b>\$152,180</b>	- 17.5%
Percent of List Price Received*	95.3%	<b>97.7%</b>	+ 2.5%	96.2%	<b>95.5%</b>	- 0.7%
Inventory of Homes for Sale	40	46	+ 15.0%	—	—	—
Months Supply of Inventory	4.0	2.9	- 27.5%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	1	2	+ 100.0%	6	5	- 16.7%
Pending Sales	0	2	—	3	3	0.0%
Closed Sales	0	0	0.0%	4	1	- 75.0%
Days on Market Until Sale	—	—	—	21	4	- 81.0%
Median Sales Price*	—	—	—	\$96,500	<b>\$110,000</b>	+ 14.0%
Average Sales Price*	—	—	—	\$117,752	<b>\$110,000</b>	- 6.6%
Percent of List Price Received*	—	—	—	99.6%	<b>88.0%</b>	- 11.6%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

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

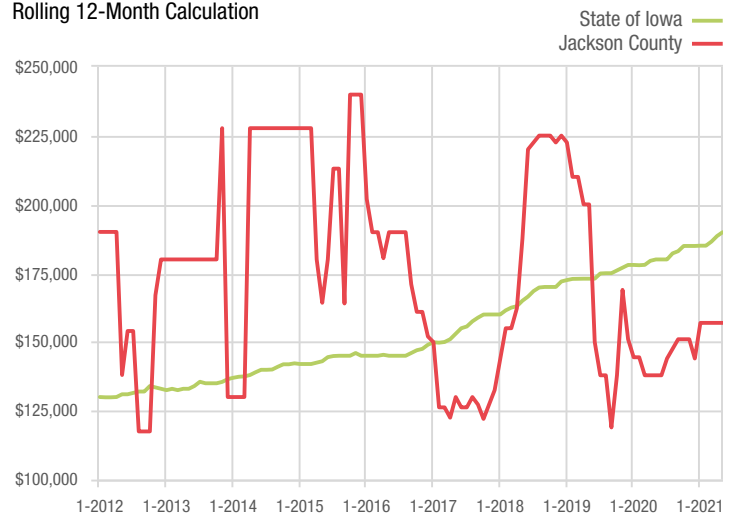
### Median Sales Price - Single-Family Detached

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.