

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Jefferson County

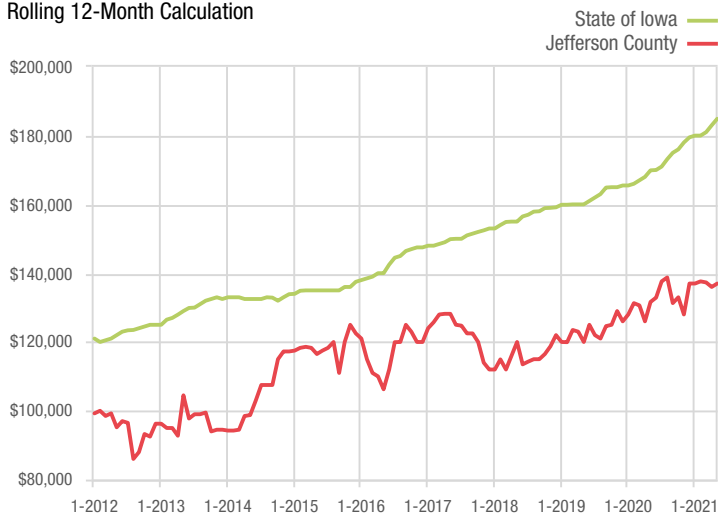
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	11	17	+ 54.5%	75	88	+ 17.3%
Pending Sales	10	13	+ 30.0%	49	79	+ 61.2%
Closed Sales	16	25	+ 56.3%	45	65	+ 44.4%
Days on Market Until Sale	123	58	- 52.8%	128	73	- 43.0%
Median Sales Price*	\$139,213	\$150,000	+ 7.7%	\$125,000	\$134,000	+ 7.2%
Average Sales Price*	\$133,083	\$181,482	+ 36.4%	\$133,827	\$165,817	+ 23.9%
Percent of List Price Received*	94.6%	98.0%	+ 3.6%	95.9%	96.5%	+ 0.6%
Inventory of Homes for Sale	76	33	- 56.6%	—	—	—
Months Supply of Inventory	6.2	2.0	- 67.7%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	3	5	+ 66.7%
Pending Sales	0	2	—	0	5	—
Closed Sales	0	4	—	0	5	—
Days on Market Until Sale	—	35	—	—	69	—
Median Sales Price*	—	\$160,830	—	—	\$159,300	—
Average Sales Price*	—	\$159,665	—	—	\$159,592	—
Percent of List Price Received*	—	98.3%	—	—	98.6%	—
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	0.6	- 80.0%	—	—	—

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

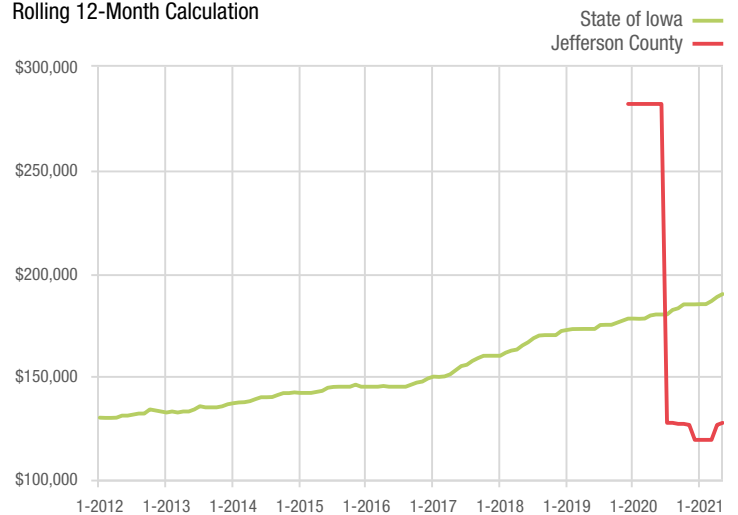
Median Sales Price - Single-Family Detached

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.