

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

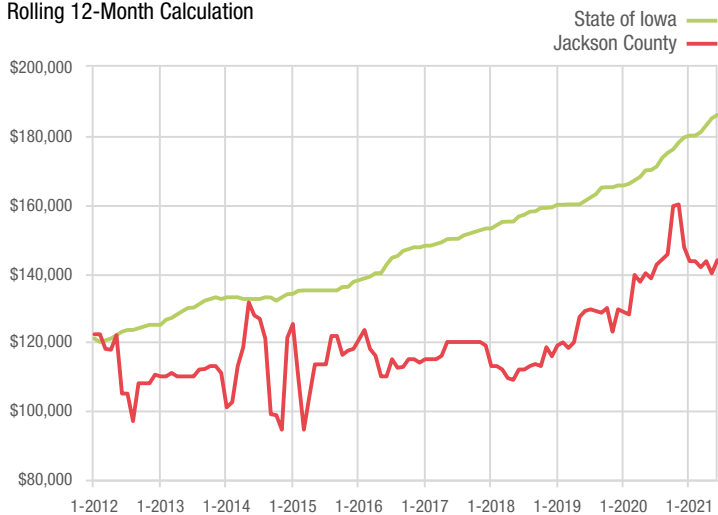
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	16	24	+ 50.0%	75	137	+ 82.7%
Pending Sales	13	22	+ 69.2%	56	113	+ 101.8%
Closed Sales	10	28	+ 180.0%	49	109	+ 122.4%
Days on Market Until Sale	45	24	- 46.7%	63	53	- 15.9%
Median Sales Price*	\$167,500	\$150,000	- 10.4%	\$160,000	\$139,000	- 13.1%
Average Sales Price*	\$214,400	\$231,775	+ 8.1%	\$190,622	\$173,221	- 9.1%
Percent of List Price Received*	98.9%	98.3%	- 0.6%	96.8%	96.3%	- 0.5%
Inventory of Homes for Sale	39	39	0.0%	—	—	—
Months Supply of Inventory	4.0	2.3	- 42.5%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	8	9	+ 12.5%
Pending Sales	4	2	- 50.0%	7	5	- 28.6%
Closed Sales	0	0	0.0%	4	1	- 75.0%
Days on Market Until Sale	—	—	—	21	4	- 81.0%
Median Sales Price*	—	—	—	\$96,500	\$110,000	+ 14.0%
Average Sales Price*	—	—	—	\$117,752	\$110,000	- 6.6%
Percent of List Price Received*	—	—	—	99.6%	88.0%	- 11.6%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.6	3.1	+ 416.7%	—	—	—

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

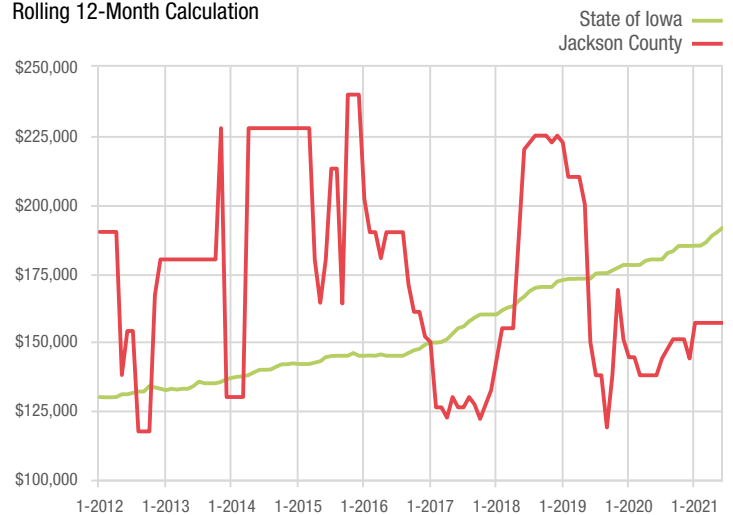
Median Sales Price - Single-Family Detached

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.