

Local Market Update – September 2021

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

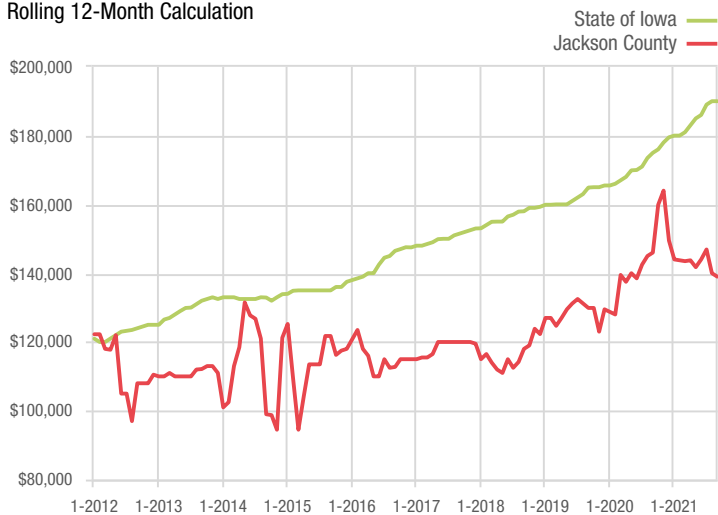
Single-Family Detached	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	21	24	+ 14.3%	146	228	+ 56.2%
Pending Sales	15	18	+ 20.0%	107	186	+ 73.8%
Closed Sales	14	18	+ 28.6%	90	183	+ 103.3%
Days on Market Until Sale	34	37	+ 8.8%	55	52	- 5.5%
Median Sales Price*	\$176,750	\$120,500	- 31.8%	\$162,000	\$139,900	- 13.6%
Average Sales Price*	\$191,807	\$169,022	- 11.9%	\$185,124	\$173,728	- 6.2%
Percent of List Price Received*	96.3%	95.9%	- 0.4%	96.6%	96.2%	- 0.4%
Inventory of Homes for Sale	53	47	- 11.3%	—	—	—
Months Supply of Inventory	4.7	2.4	- 48.9%	—	—	—

Townhouse-Condo	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	2	2	0.0%	11	11	0.0%
Pending Sales	2	0	- 100.0%	10	5	- 50.0%
Closed Sales	0	0	0.0%	9	4	- 55.6%
Days on Market Until Sale	—	—	—	27	3	- 88.9%
Median Sales Price*	—	—	—	\$144,000	\$155,480	+ 8.0%
Average Sales Price*	—	—	—	\$178,167	\$139,990	- 21.4%
Percent of List Price Received*	—	—	—	97.4%	94.3%	- 3.2%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.6	4.8	+ 700.0%	—	—	—

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

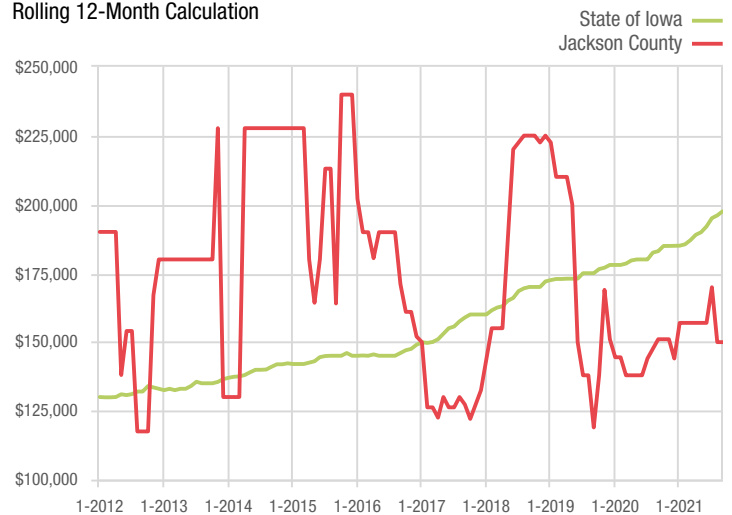
Median Sales Price - Single-Family Detached

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.