

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

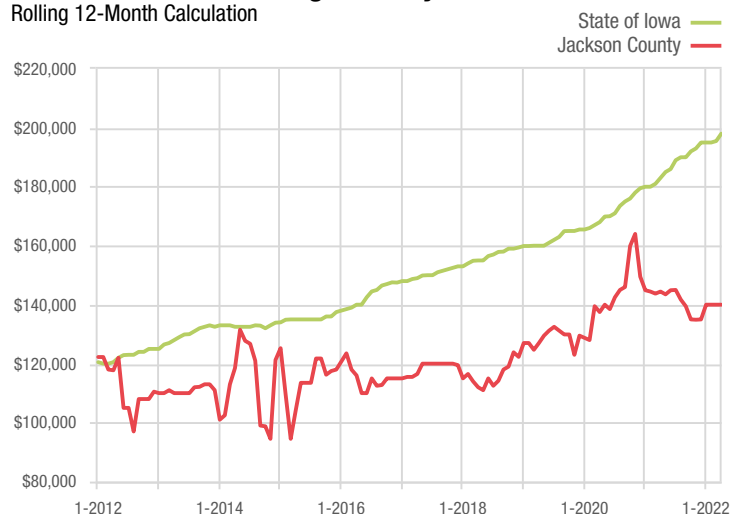
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	29	20	- 31.0%	95	65	- 31.6%
Pending Sales	28	18	- 35.7%	73	58	- 20.5%
Closed Sales	11	16	+ 45.5%	59	59	0.0%
Days on Market Until Sale	60	65	+ 8.3%	66	51	- 22.7%
Median Sales Price*	\$135,000	\$141,750	+ 5.0%	\$116,000	\$140,000	+ 20.7%
Average Sales Price*	\$181,082	\$155,088	- 14.4%	\$147,101	\$169,026	+ 14.9%
Percent of List Price Received*	96.9%	97.9%	+ 1.0%	95.2%	95.4%	+ 0.2%
Inventory of Homes for Sale	41	28	- 31.7%	—	—	—
Months Supply of Inventory	2.6	1.4	- 46.2%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	2	1	- 50.0%	3	6	+ 100.0%
Pending Sales	0	1	—	1	5	+ 400.0%
Closed Sales	0	2	—	2	3	+ 50.0%
Days on Market Until Sale	—	84	—	2	56	+ 2,700.0%
Median Sales Price*	—	\$228,750	—	\$132,500	\$242,500	+ 83.0%
Average Sales Price*	—	\$228,750	—	\$132,500	\$244,667	+ 84.7%
Percent of List Price Received*	—	93.4%	—	94.0%	95.6%	+ 1.7%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.1	3.8	+ 245.5%	—	—	—

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

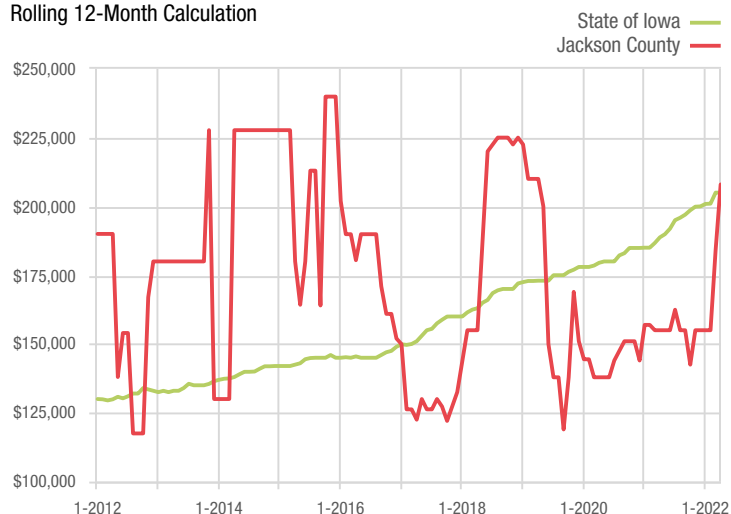
Median Sales Price - Single-Family Detached

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.