

# Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Jackson County

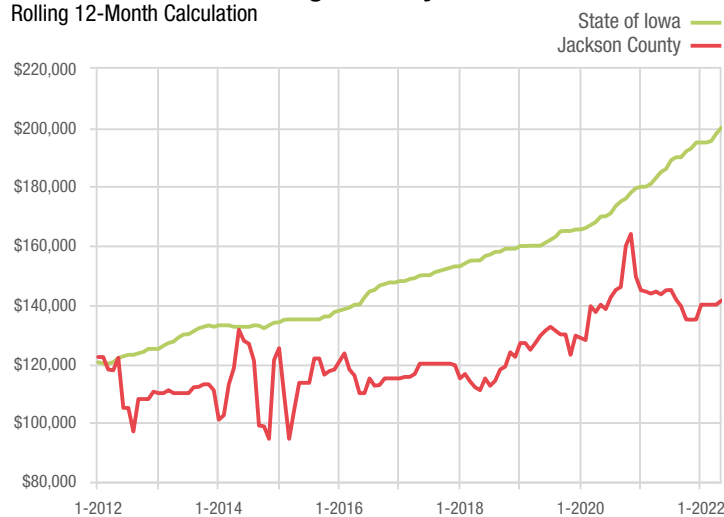
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	25	28	+ 12.0%	120	93	- 22.5%
Pending Sales	24	13	- 45.8%	97	70	- 27.8%
Closed Sales	22	17	- 22.7%	81	76	- 6.2%
Days on Market Until Sale	54	41	- 24.1%	62	49	- 21.0%
Median Sales Price*	\$155,200	<b>\$184,000</b>	+ 18.6%	\$125,000	<b>\$144,250</b>	+ 15.4%
Average Sales Price*	\$170,059	<b>\$287,312</b>	+ 68.9%	\$153,337	<b>\$195,485</b>	+ 27.5%
Percent of List Price Received*	97.8%	<b>98.4%</b>	+ 0.6%	95.9%	<b>96.0%</b>	+ 0.1%
Inventory of Homes for Sale	41	39	- 4.9%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	2	1	- 50.0%	5	7	+ 40.0%
Pending Sales	2	1	- 50.0%	3	6	+ 100.0%
Closed Sales	0	1	—	2	4	+ 100.0%
Days on Market Until Sale	—	8	—	2	44	+ 2,100.0%
Median Sales Price*	—	<b>\$130,000</b>	—	\$132,500	<b>\$228,750</b>	+ 72.6%
Average Sales Price*	—	<b>\$130,000</b>	—	\$132,500	<b>\$216,000</b>	+ 63.0%
Percent of List Price Received*	—	<b>89.1%</b>	—	94.0%	<b>94.0%</b>	0.0%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.1	4.1	+ 272.7%	—	—	—

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

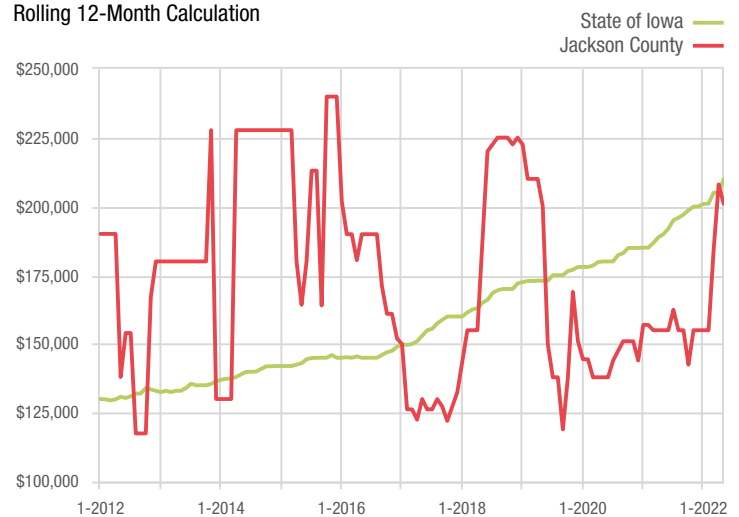
### Median Sales Price - Single-Family Detached

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.