

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

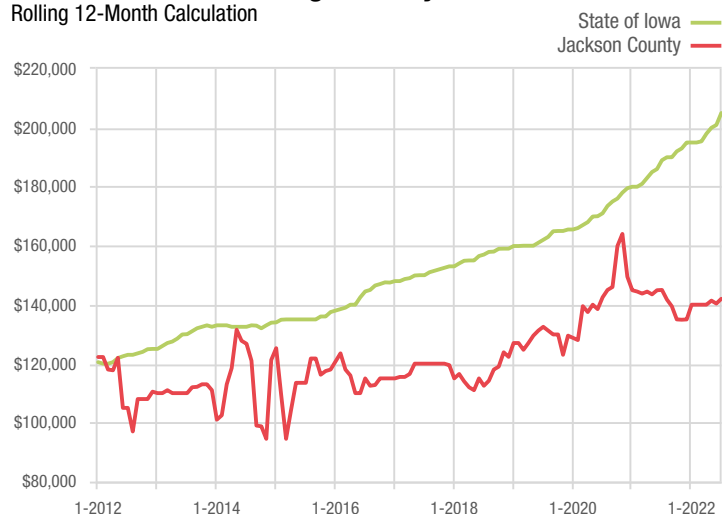
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	35	25	- 28.6%	181	154	- 14.9%
Pending Sales	29	26	- 10.3%	153	118	- 22.9%
Closed Sales	27	20	- 25.9%	139	115	- 17.3%
Days on Market Until Sale	68	19	- 72.1%	55	38	- 30.9%
Median Sales Price*	\$153,900	\$197,500	+ 28.3%	\$144,900	\$155,000	+ 7.0%
Average Sales Price*	\$168,859	\$252,370	+ 49.5%	\$172,472	\$203,682	+ 18.1%
Percent of List Price Received*	95.2%	97.3%	+ 2.2%	96.2%	96.8%	+ 0.6%
Inventory of Homes for Sale	39	46	+ 17.9%	—	—	—
Months Supply of Inventory	2.0	2.5	+ 25.0%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	2	—	8	11	+ 37.5%
Pending Sales	0	1	—	4	10	+ 150.0%
Closed Sales	1	2	+ 100.0%	3	7	+ 133.3%
Days on Market Until Sale	4	93	+ 2,225.0%	3	55	+ 1,733.3%
Median Sales Price*	\$215,000	\$232,000	+ 7.9%	\$155,000	\$242,500	+ 56.5%
Average Sales Price*	\$215,000	\$232,000	+ 7.9%	\$160,000	\$239,714	+ 49.8%
Percent of List Price Received*	113.2%	97.8%	- 13.6%	100.4%	94.5%	- 5.9%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	2.9	2.9	0.0%	—	—	—

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

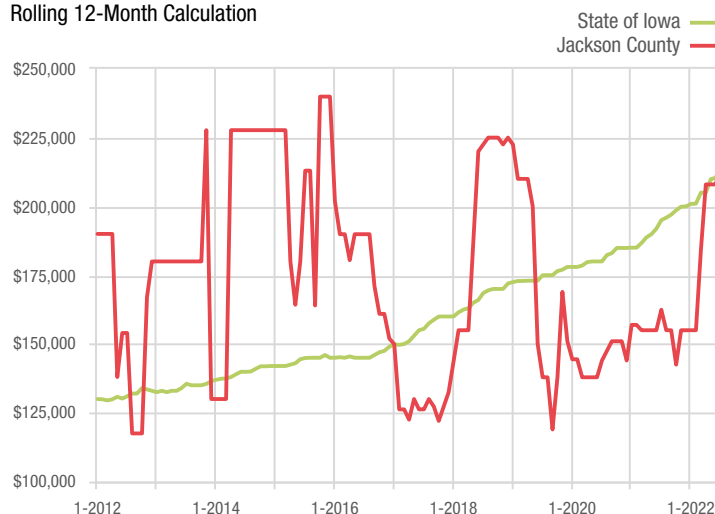
Median Sales Price - Single-Family Detached

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.