

# Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Jackson County

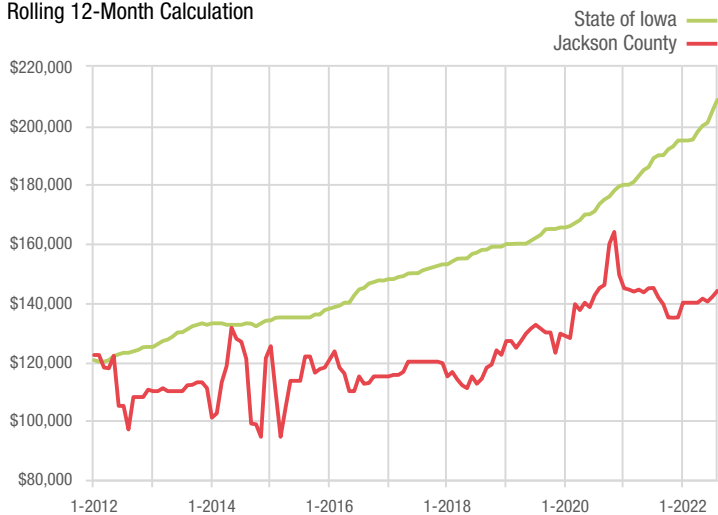
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	24	<b>29</b>	+ 20.8%	205	<b>183</b>	- 10.7%
Pending Sales	19	<b>22</b>	+ 15.8%	172	<b>141</b>	- 18.0%
Closed Sales	27	<b>27</b>	0.0%	166	<b>142</b>	- 14.5%
Days on Market Until Sale	45	<b>29</b>	- 35.6%	54	<b>37</b>	- 31.5%
Median Sales Price*	\$129,900	<b>\$152,000</b>	+ 17.0%	\$141,750	<b>\$152,000</b>	+ 7.2%
Average Sales Price*	\$181,448	<b>\$176,126</b>	- 2.9%	\$173,932	<b>\$198,443</b>	+ 14.1%
Percent of List Price Received*	97.5%	<b>98.3%</b>	+ 0.8%	96.4%	<b>97.1%</b>	+ 0.7%
Inventory of Homes for Sale	42	<b>49</b>	+ 16.7%	—	—	—
Months Supply of Inventory	2.2	<b>2.6</b>	+ 18.2%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	<b>0</b>	- 100.0%	9	<b>11</b>	+ 22.2%
Pending Sales	1	<b>0</b>	- 100.0%	5	<b>10</b>	+ 100.0%
Closed Sales	2	<b>3</b>	+ 50.0%	5	<b>10</b>	+ 100.0%
Days on Market Until Sale	2	<b>8</b>	+ 300.0%	2	<b>41</b>	+ 1,950.0%
Median Sales Price*	\$117,480	<b>\$124,900</b>	+ 6.3%	\$155,000	<b>\$215,000</b>	+ 38.7%
Average Sales Price*	\$117,480	<b>\$148,383</b>	+ 26.3%	\$142,992	<b>\$212,315</b>	+ 48.5%
Percent of List Price Received*	88.0%	<b>104.7%</b>	+ 19.0%	95.5%	<b>97.6%</b>	+ 2.2%
Inventory of Homes for Sale	4	<b>3</b>	- 25.0%	—	—	—
Months Supply of Inventory	3.0	<b>2.1</b>	- 30.0%	—	—	—

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

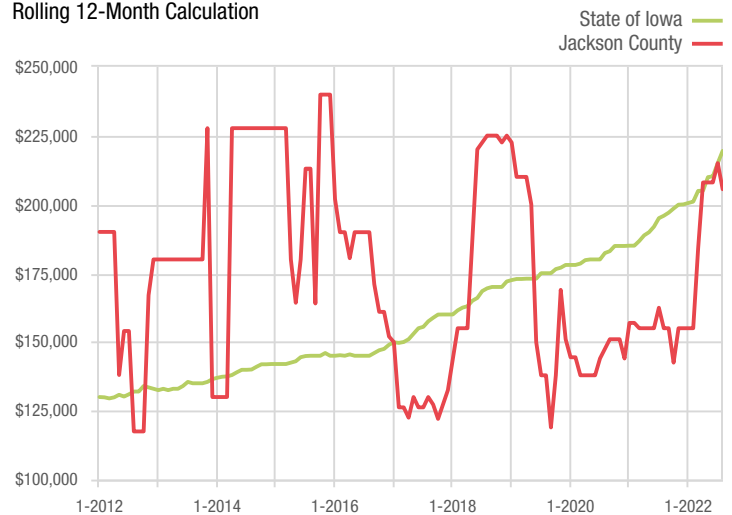
### Median Sales Price - Single-Family Detached

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.