

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Jefferson County

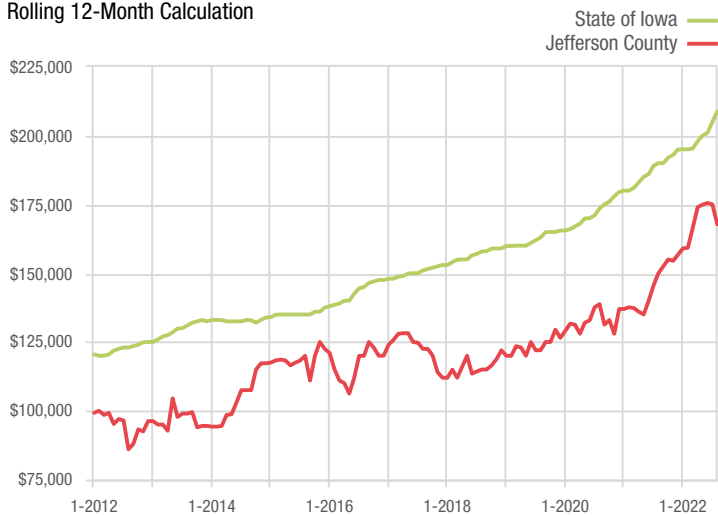
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	31	0	- 100.0%	175	132	- 24.6%
Pending Sales	19	1	- 94.7%	137	89	- 35.0%
Closed Sales	23	0	- 100.0%	136	84	- 38.2%
Days on Market Until Sale	43	—	—	54	62	+ 14.8%
Median Sales Price*	\$200,000	—	—	\$157,500	\$185,250	+ 17.6%
Average Sales Price*	\$222,735	—	—	\$183,508	\$198,031	+ 7.9%
Percent of List Price Received*	97.1%	—	—	96.9%	95.7%	- 1.2%
Inventory of Homes for Sale	56	64	+ 14.3%	—	—	—
Months Supply of Inventory	3.4	4.4	+ 29.4%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	0	- 100.0%	12	7	- 41.7%
Pending Sales	1	0	- 100.0%	8	5	- 37.5%
Closed Sales	1	0	- 100.0%	7	5	- 28.6%
Days on Market Until Sale	3	—	—	72	76	+ 5.6%
Median Sales Price*	\$155,000	—	—	\$159,300	\$200,000	+ 25.5%
Average Sales Price*	\$155,000	—	—	\$177,851	\$219,200	+ 23.2%
Percent of List Price Received*	100.0%	—	—	99.1%	99.7%	+ 0.6%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	3.1	1.3	- 58.1%	—	—	—

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

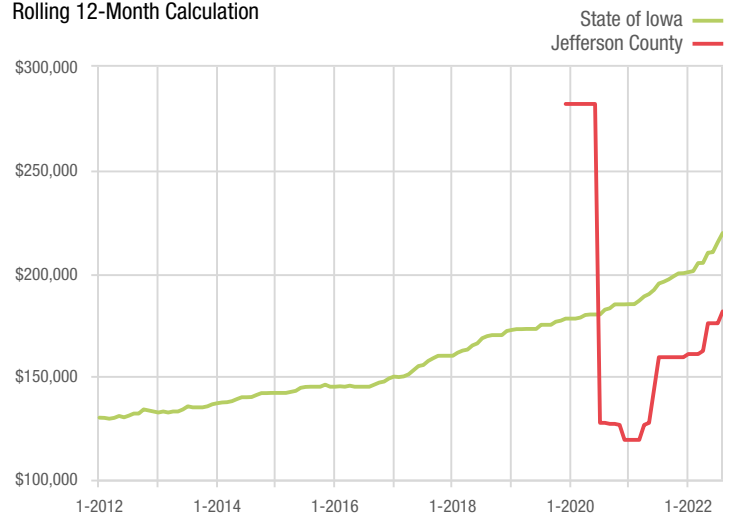
Median Sales Price - Single-Family Detached

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.