

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

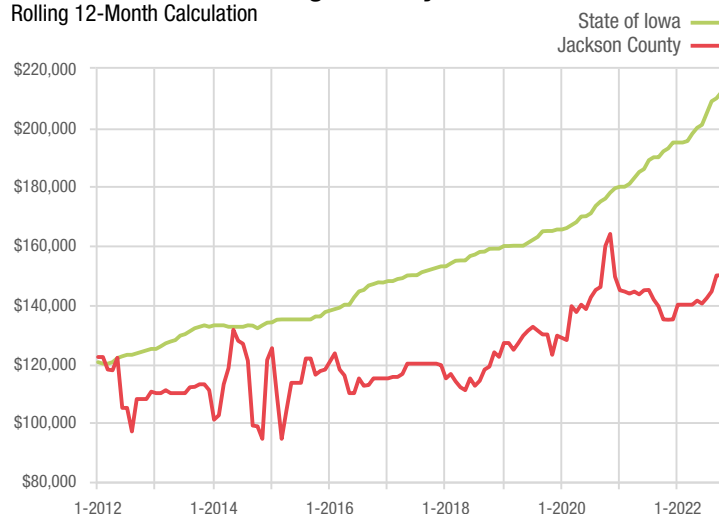
| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | 2021 | 2022 | % Change | Thru 10-2021 | Thru 10-2022 | % Change |
| New Listings | 30 | 16 | - 46.7% | 260 | 219 | - 15.8% |
| Pending Sales | 24 | 11 | - 54.2% | 218 | 170 | - 22.0% |
| Closed Sales | 31 | 19 | - 38.7% | 215 | 179 | - 16.7% |
| Days on Market Until Sale | 52 | 38 | - 26.9% | 52 | 35 | - 32.7% |
| Median Sales Price* | \$150,000 | \$160,000 | + 6.7% | \$139,900 | \$155,000 | + 10.8% |
| Average Sales Price* | \$163,565 | \$207,068 | + 26.6% | \$172,026 | \$203,660 | + 18.4% |
| Percent of List Price Received* | 95.4% | 95.3% | - 0.1% | 96.2% | 96.9% | + 0.7% |
| Inventory of Homes for Sale | 44 | 41 | - 6.8% | — | — | — |
| Months Supply of Inventory | 2.1 | 2.3 | + 9.5% | — | — | — |

| Townhouse-Condo | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|------------|--------------|--------------|------------|
| Key Metrics | 2021 | 2022 | % Change | Thru 10-2021 | Thru 10-2022 | % Change |
| New Listings | 1 | 2 | + 100.0% | 12 | 14 | + 16.7% |
| Pending Sales | 1 | 2 | + 100.0% | 6 | 13 | + 116.7% |
| Closed Sales | 1 | 1 | 0.0% | 6 | 11 | + 83.3% |
| Days on Market Until Sale | 8 | 207 | + 2,487.5% | 3 | 56 | + 1,766.7% |
| Median Sales Price* | \$130,000 | \$140,000 | + 7.7% | \$142,500 | \$215,000 | + 50.9% |
| Average Sales Price* | \$130,000 | \$140,000 | + 7.7% | \$140,827 | \$205,741 | + 46.1% |
| Percent of List Price Received* | 92.9% | 84.8% | - 8.7% | 95.0% | 96.4% | + 1.5% |
| Inventory of Homes for Sale | 6 | 3 | - 50.0% | — | — | — |
| Months Supply of Inventory | 5.1 | 2.0 | - 60.8% | — | — | — |

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

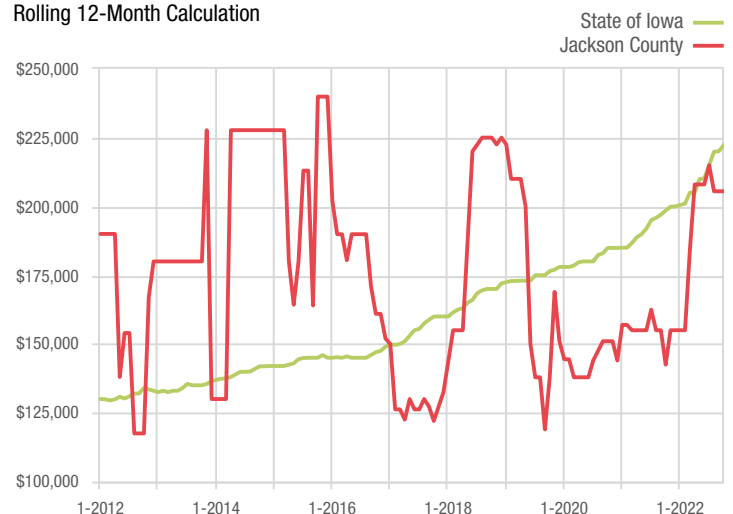
Median Sales Price - Single-Family Detached

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.