

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Jefferson County

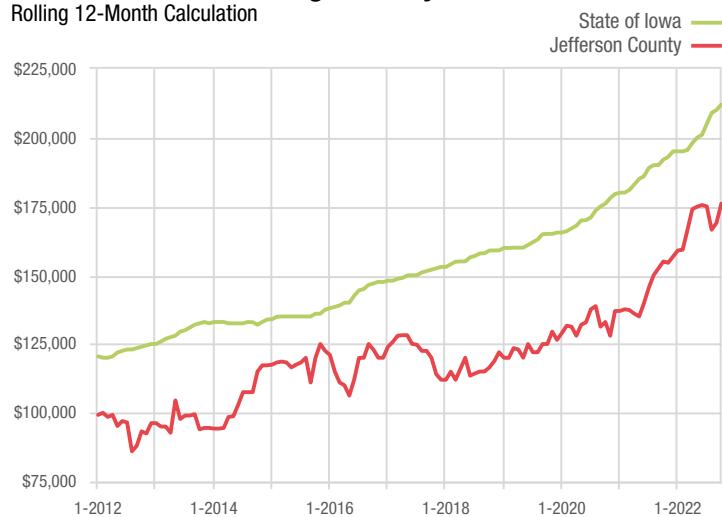
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	16	0	- 100.0%	213	133	- 37.6%
Pending Sales	24	0	- 100.0%	184	91	- 50.5%
Closed Sales	27	1	- 96.3%	175	86	- 50.9%
Days on Market Until Sale	53	87	+ 64.2%	54	62	+ 14.8%
Median Sales Price*	\$159,000	\$575,000	+ 261.6%	\$156,500	\$185,250	+ 18.4%
Average Sales Price*	\$183,826	\$575,000	+ 212.8%	\$182,112	\$201,565	+ 10.7%
Percent of List Price Received*	97.4%	100.0%	+ 2.7%	96.7%	95.7%	- 1.0%
Inventory of Homes for Sale	40	63	+ 57.5%	—	—	—
Months Supply of Inventory	2.2	5.4	+ 145.5%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	2	0	- 100.0%	14	7	- 50.0%
Pending Sales	2	0	- 100.0%	11	5	- 54.5%
Closed Sales	3	0	- 100.0%	11	5	- 54.5%
Days on Market Until Sale	35	—	—	56	76	+ 35.7%
Median Sales Price*	\$137,000	—	—	\$159,300	\$200,000	+ 25.5%
Average Sales Price*	\$132,833	—	—	\$164,860	\$219,200	+ 33.0%
Percent of List Price Received*	101.3%	—	—	99.8%	99.7%	- 0.1%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

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

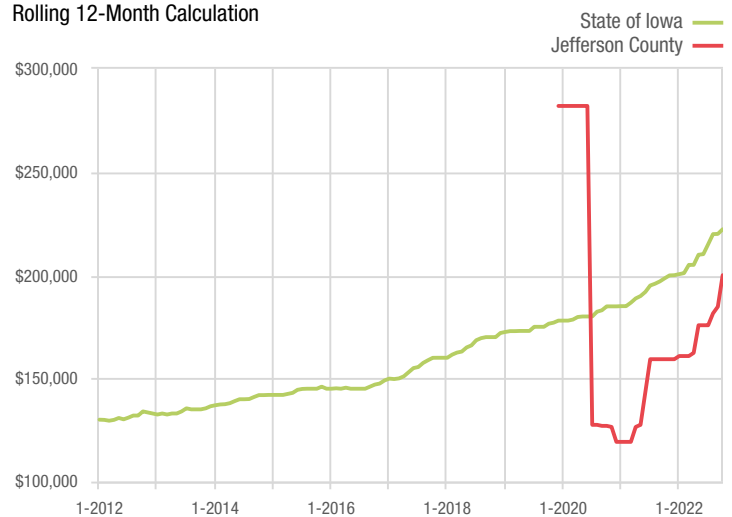
Median Sales Price - Single-Family Detached

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.