

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

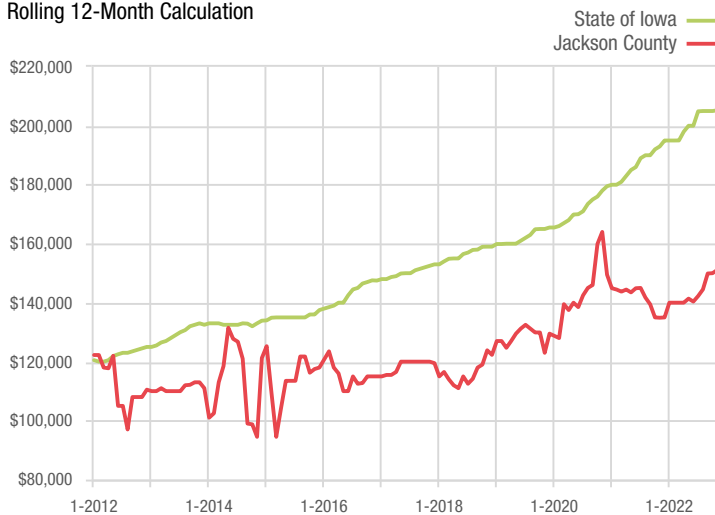
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	22	22	0.0%	282	241	- 14.5%
Pending Sales	23	12	- 47.8%	241	183	- 24.1%
Closed Sales	23	15	- 34.8%	238	194	- 18.5%
Days on Market Until Sale	21	45	+ 114.3%	49	36	- 26.5%
Median Sales Price*	\$123,000	\$145,000	+ 17.9%	\$135,000	\$153,500	+ 13.7%
Average Sales Price*	\$150,709	\$227,750	+ 51.1%	\$169,966	\$205,523	+ 20.9%
Percent of List Price Received*	100.3%	93.7%	- 6.6%	96.6%	96.7%	+ 0.1%
Inventory of Homes for Sale	40	45	+ 12.5%	—	—	—
Months Supply of Inventory	1.9	2.7	+ 42.1%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	0	0.0%	12	14	+ 16.7%
Pending Sales	2	1	- 50.0%	8	14	+ 75.0%
Closed Sales	1	2	+ 100.0%	7	13	+ 85.7%
Days on Market Until Sale	185	21	- 88.6%	29	51	+ 75.9%
Median Sales Price*	\$225,000	\$186,050	- 17.3%	\$155,000	\$205,000	+ 32.3%
Average Sales Price*	\$225,000	\$186,050	- 17.3%	\$152,851	\$202,712	+ 32.6%
Percent of List Price Received*	90.2%	101.1%	+ 12.1%	94.3%	97.1%	+ 3.0%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	3.1	1.4	- 54.8%	—	—	—

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

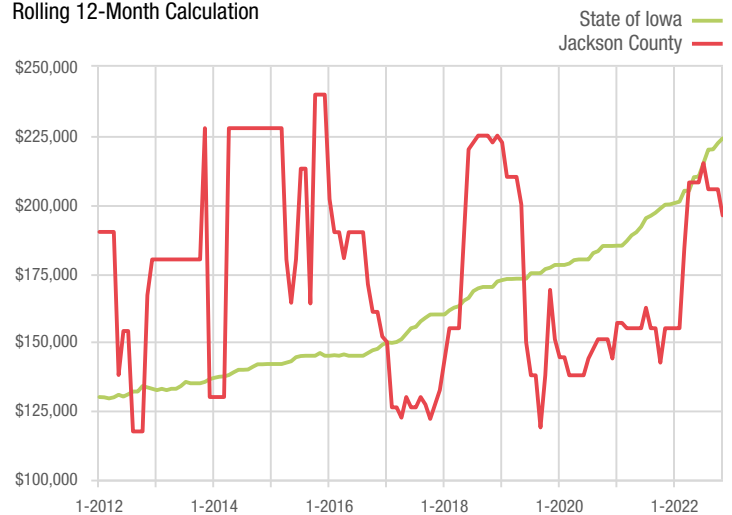
Median Sales Price - Single-Family Detached

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.