

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

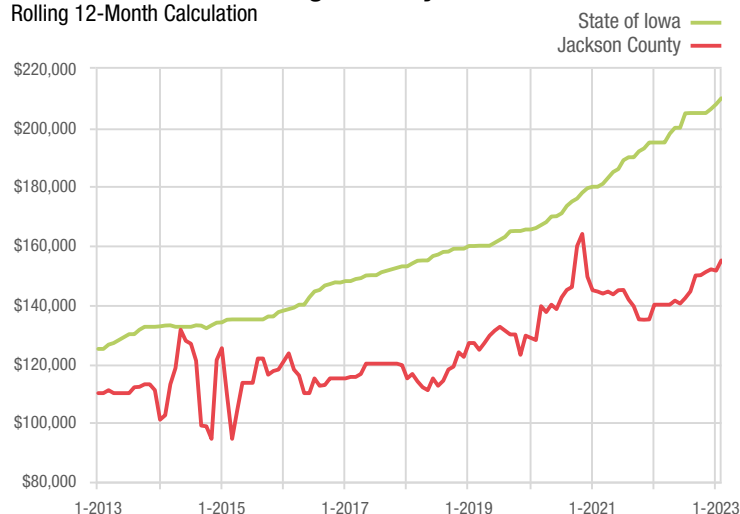
| Single-Family Detached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2022 | 2023 | % Change | Thru 2-2022 | Thru 2-2023 | % Change |
| New Listings | 12 | 11 | - 8.3% | 25 | 21 | - 16.0% |
| Pending Sales | 9 | 15 | + 66.7% | 22 | 23 | + 4.5% |
| Closed Sales | 11 | 8 | - 27.3% | 26 | 16 | - 38.5% |
| Days on Market Until Sale | 65 | 67 | + 3.1% | 51 | 49 | - 3.9% |
| Median Sales Price* | \$128,000 | \$227,500 | + 77.7% | \$139,375 | \$174,950 | + 25.5% |
| Average Sales Price* | \$145,182 | \$226,613 | + 56.1% | \$179,879 | \$199,119 | + 10.7% |
| Percent of List Price Received* | 87.4% | 96.8% | + 10.8% | 93.4% | 95.0% | + 1.7% |
| Inventory of Homes for Sale | 26 | 27 | + 3.8% | — | — | — |
| Months Supply of Inventory | 1.2 | 1.7 | + 41.7% | — | — | — |

| Townhouse-Condo | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|-------------|----------|
| Key Metrics | 2022 | 2023 | % Change | Thru 2-2022 | Thru 2-2023 | % Change |
| New Listings | 2 | 0 | - 100.0% | 3 | 0 | - 100.0% |
| Pending Sales | 2 | 0 | - 100.0% | 3 | 0 | - 100.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | — | — | — | — | — | — |
| Median Sales Price* | — | — | — | — | — | — |
| Average Sales Price* | — | — | — | — | — | — |
| Percent of List Price Received* | — | — | — | — | — | — |
| Inventory of Homes for Sale | 4 | 2 | - 50.0% | — | — | — |
| Months Supply of Inventory | 2.8 | 1.2 | - 57.1% | — | — | — |

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

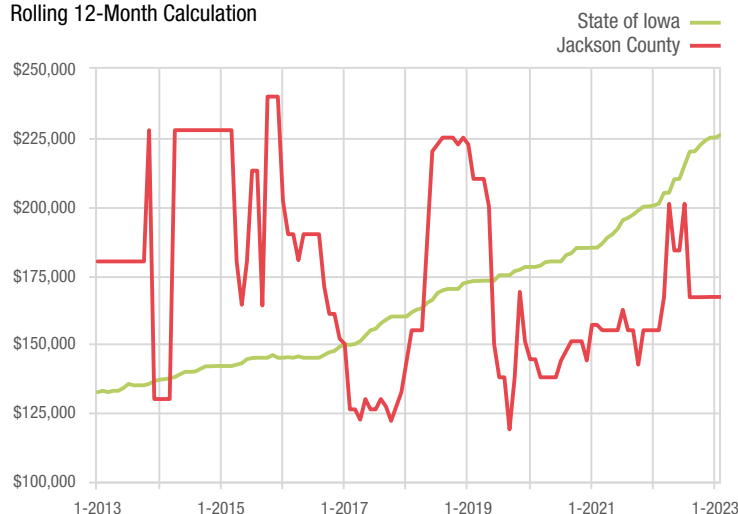
Median Sales Price - Single-Family Detached

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.