

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Jefferson County

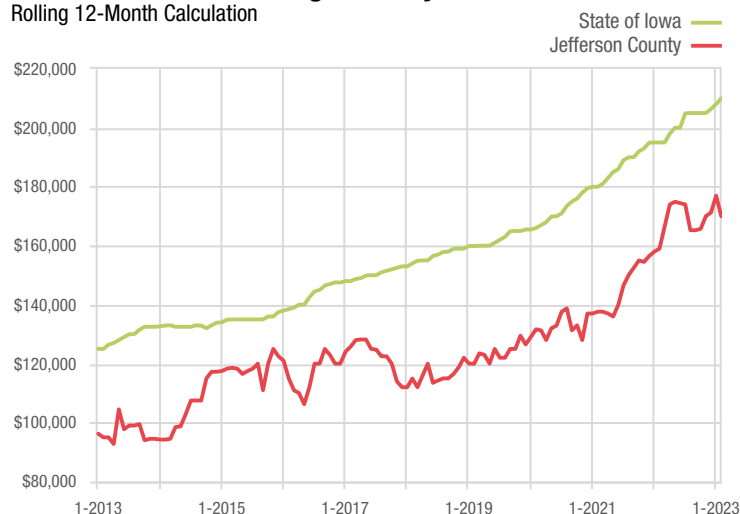
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	11	16	+ 45.5%	27	27	0.0%
Pending Sales	15	7	- 53.3%	27	18	- 33.3%
Closed Sales	9	7	- 22.2%	21	15	- 28.6%
Days on Market Until Sale	54	183	+ 238.9%	55	146	+ 165.5%
Median Sales Price*	\$240,000	\$169,500	- 29.4%	\$174,900	\$169,500	- 3.1%
Average Sales Price*	\$223,044	\$168,314	- 24.5%	\$192,057	\$188,740	- 1.7%
Percent of List Price Received*	97.2%	104.6%	+ 7.6%	96.7%	98.9%	+ 2.3%
Inventory of Homes for Sale	34	42	+ 23.5%	—	—	—
Months Supply of Inventory	1.9	2.9	+ 52.6%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	0	- 100.0%	3	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	157	—	—
Median Sales Price*	—	—	—	\$235,000	—	—
Average Sales Price*	—	—	—	\$235,000	—	—
Percent of List Price Received*	—	—	—	94.6%	—	—
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

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

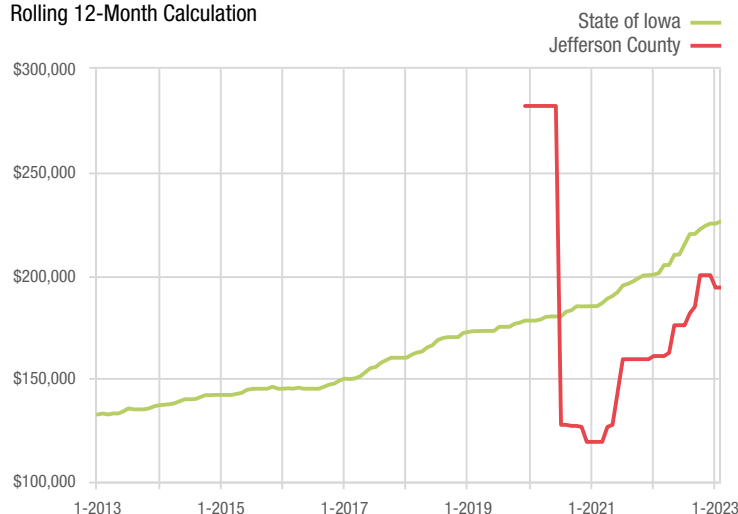
Median Sales Price - Single-Family Detached

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.