

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

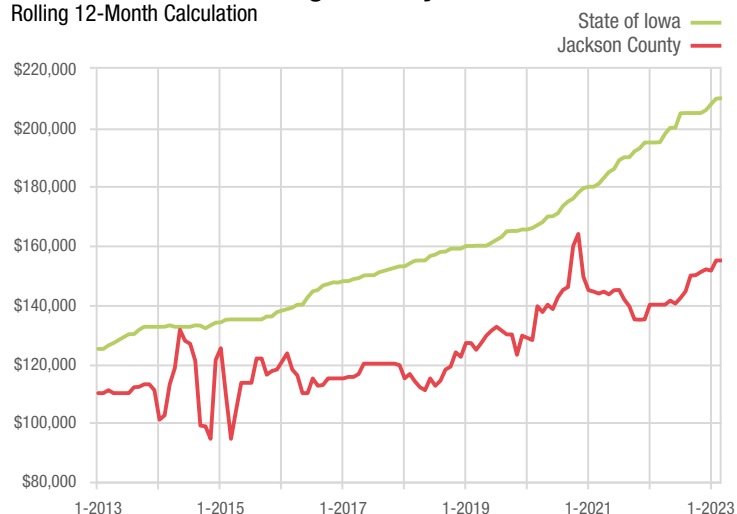
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	20	20	0.0%	45	41	- 8.9%
Pending Sales	17	18	+ 5.9%	39	43	+ 10.3%
Closed Sales	17	17	0.0%	43	33	- 23.3%
Days on Market Until Sale	39	37	- 5.1%	46	43	- 6.5%
Median Sales Price*	\$155,000	\$149,500	- 3.5%	\$140,000	\$150,000	+ 7.1%
Average Sales Price*	\$165,547	\$212,803	+ 28.5%	\$174,213	\$206,168	+ 18.3%
Percent of List Price Received*	96.0%	92.5%	- 3.6%	94.4%	93.7%	- 0.7%
Inventory of Homes for Sale	26	26	0.0%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	3	0	- 100.0%	6	0	- 100.0%
Pending Sales	2	0	- 100.0%	5	0	- 100.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	7	73	+ 942.9%	7	73	+ 942.9%
Median Sales Price*	\$180,500	\$392,000	+ 117.2%	\$180,500	\$392,000	+ 117.2%
Average Sales Price*	\$180,500	\$392,000	+ 117.2%	\$180,500	\$392,000	+ 117.2%
Percent of List Price Received*	99.7%	98.7%	- 1.0%	99.7%	98.7%	- 1.0%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	3.3	0.7	- 78.8%	—	—	—

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

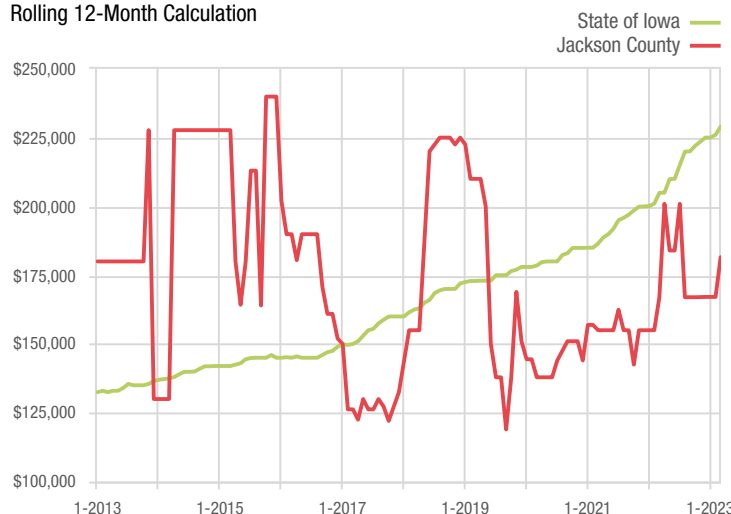
Median Sales Price - Single-Family Detached

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.