

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

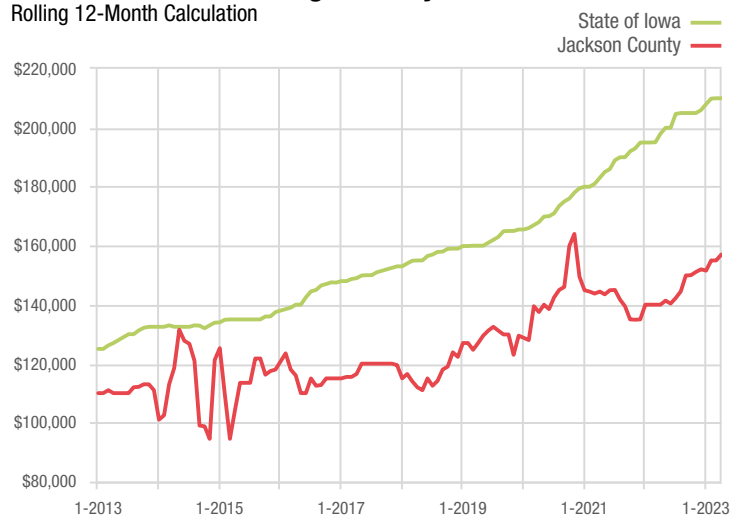
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	20	18	- 10.0%	65	60	- 7.7%
Pending Sales	19	10	- 47.4%	58	52	- 10.3%
Closed Sales	16	12	- 25.0%	59	45	- 23.7%
Days on Market Until Sale	65	49	- 24.6%	51	44	- 13.7%
Median Sales Price*	\$141,750	\$142,500	+ 0.5%	\$140,000	\$149,500	+ 6.8%
Average Sales Price*	\$155,088	\$135,167	- 12.8%	\$169,026	\$187,234	+ 10.8%
Percent of List Price Received*	97.9%	95.9%	- 2.0%	95.4%	94.3%	- 1.2%
Inventory of Homes for Sale	27	33	+ 22.2%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3	3	0.0%	9	3	- 66.7%
Pending Sales	1	2	+ 100.0%	6	2	- 66.7%
Closed Sales	2	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	84	—	—	45	73	+ 62.2%
Median Sales Price*	\$228,750	—	—	\$228,750	\$392,000	+ 71.4%
Average Sales Price*	\$228,750	—	—	\$204,625	\$392,000	+ 91.6%
Percent of List Price Received*	93.4%	—	—	96.6%	98.7%	+ 2.2%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	4.2	1.2	- 71.4%	—	—	—

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

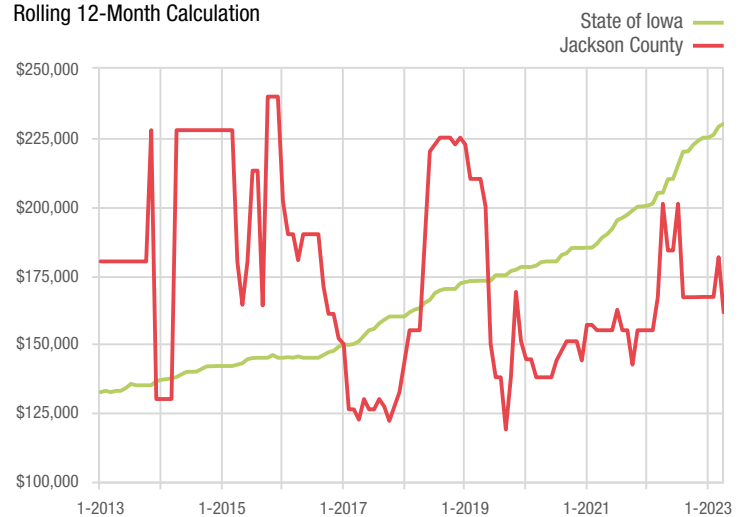
Median Sales Price - Single-Family Detached

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.