

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Jefferson County

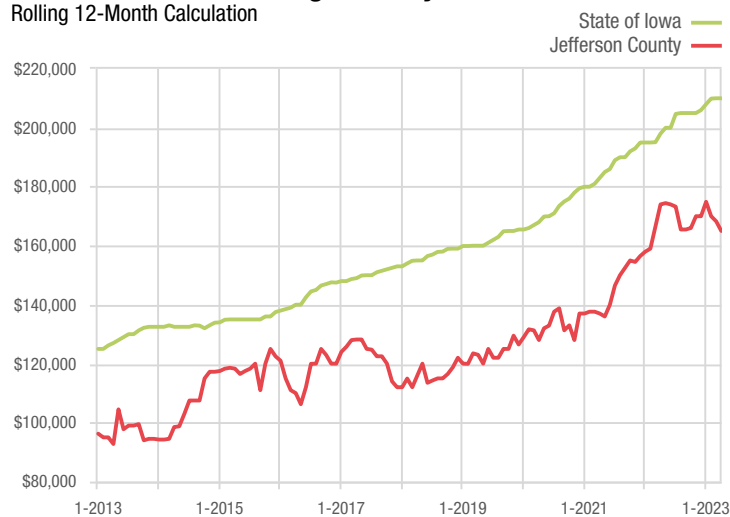
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	24	18	- 25.0%	72	58	- 19.4%
Pending Sales	17	13	- 23.5%	60	45	- 25.0%
Closed Sales	19	8	- 57.9%	59	37	- 37.3%
Days on Market Until Sale	70	34	- 51.4%	67	85	+ 26.9%
Median Sales Price*	\$170,000	\$125,500	- 26.2%	\$198,000	\$169,900	- 14.2%
Average Sales Price*	\$197,879	\$127,613	- 35.5%	\$203,259	\$176,349	- 13.2%
Percent of List Price Received*	97.2%	90.4%	- 7.0%	96.6%	96.4%	- 0.2%
Inventory of Homes for Sale	36	47	+ 30.6%	—	—	—
Months Supply of Inventory	2.1	3.4	+ 61.9%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	0	- 100.0%	4	0	- 100.0%
Pending Sales	2	0	- 100.0%	4	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	68	—	—	98	—	—
Median Sales Price*	\$168,000	—	—	\$188,000	—	—
Average Sales Price*	\$168,000	—	—	\$190,333	—	—
Percent of List Price Received*	96.4%	—	—	95.8%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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

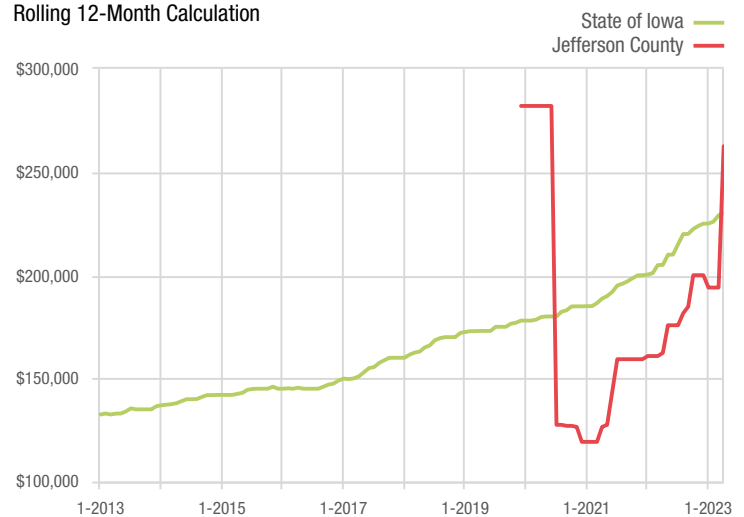
Median Sales Price - Single-Family Detached

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.