

# Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Jackson County

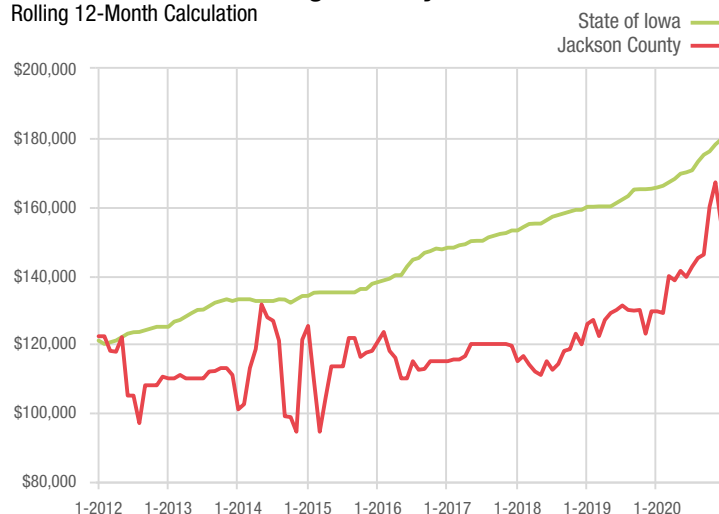
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	12	8	- 33.3%	186	194	+ 4.3%
Pending Sales	6	11	+ 83.3%	129	149	+ 15.5%
Closed Sales	12	11	- 8.3%	125	131	+ 4.8%
Days on Market Until Sale	62	36	- 41.9%	68	50	- 26.5%
Median Sales Price*	\$158,000	\$126,500	- 19.9%	\$129,500	\$154,900	+ 19.6%
Average Sales Price*	\$157,417	\$116,309	- 26.1%	\$144,502	\$177,408	+ 22.8%
Percent of List Price Received*	93.3%	97.4%	+ 4.4%	94.4%	97.2%	+ 3.0%
Inventory of Homes for Sale	35	49	+ 40.0%	—	—	—
Months Supply of Inventory	3.3	3.9	+ 18.2%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	0	- 100.0%	9	12	+ 33.3%
Pending Sales	1	0	- 100.0%	9	10	+ 11.1%
Closed Sales	4	0	- 100.0%	9	11	+ 22.2%
Days on Market Until Sale	37	—	—	46	24	- 47.8%
Median Sales Price*	\$173,000	—	—	\$151,000	\$144,000	- 4.6%
Average Sales Price*	\$161,500	—	—	\$151,989	\$173,037	+ 13.8%
Percent of List Price Received*	92.1%	—	—	94.7%	97.0%	+ 2.4%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

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

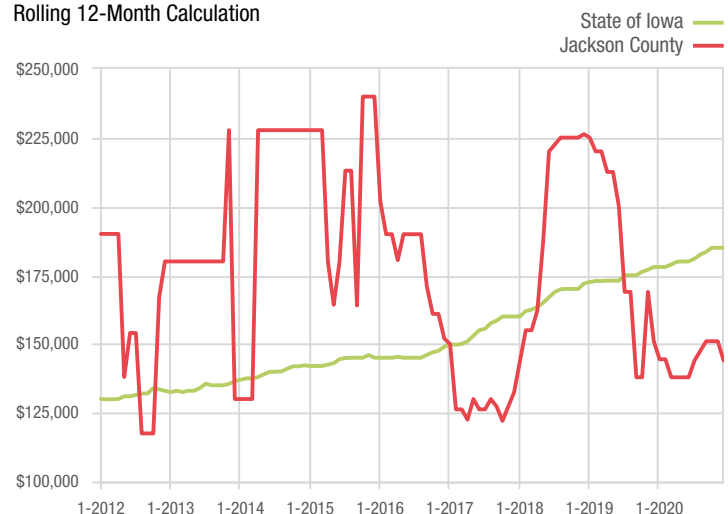
### Median Sales Price - Single-Family Detached

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.