

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

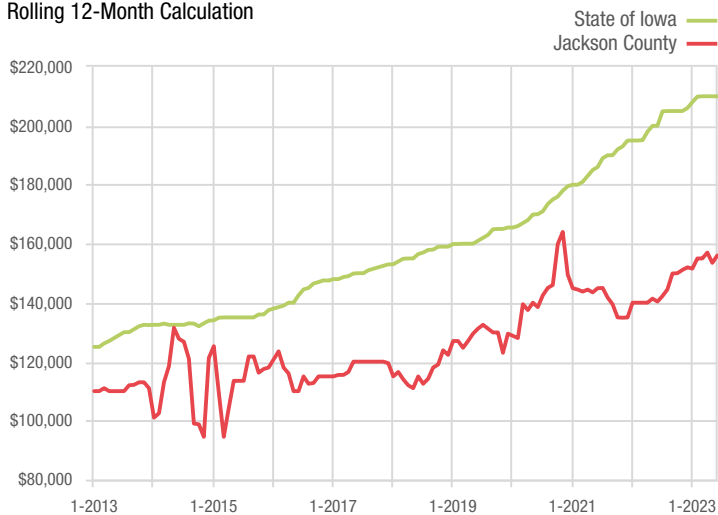
| Single-Family Detached | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | % Change | Thru 6-2022 | Thru 6-2023 | % Change |
| New Listings | 34 | 23 | - 32.4% | 129 | 112 | - 13.2% |
| Pending Sales | 16 | 13 | - 18.8% | 93 | 92 | - 1.1% |
| Closed Sales | 19 | 25 | + 31.6% | 95 | 84 | - 11.6% |
| Days on Market Until Sale | 17 | 37 | + 117.6% | 43 | 52 | + 20.9% |
| Median Sales Price* | \$169,000 | \$190,000 | + 12.4% | \$149,900 | \$153,500 | + 2.4% |
| Average Sales Price* | \$185,221 | \$223,196 | + 20.5% | \$193,432 | \$214,150 | + 10.7% |
| Percent of List Price Received* | 99.6% | 97.9% | - 1.7% | 96.8% | 95.7% | - 1.1% |
| Inventory of Homes for Sale | 52 | 44 | - 15.4% | — | — | — |
| Months Supply of Inventory | 2.8 | 2.8 | 0.0% | — | — | — |

| Townhouse-Condo | June | | | Year to Date | | |
|---------------------------------|------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | % Change | Thru 6-2022 | Thru 6-2023 | % Change |
| New Listings | 2 | 1 | - 50.0% | 12 | 6 | - 50.0% |
| Pending Sales | 4 | 1 | - 75.0% | 11 | 4 | - 63.6% |
| Closed Sales | 0 | 2 | — | 7 | 5 | - 28.6% |
| Days on Market Until Sale | — | 11 | — | 31 | 20 | - 35.5% |
| Median Sales Price* | — | \$172,000 | — | \$215,000 | \$165,000 | - 23.3% |
| Average Sales Price* | — | \$172,000 | — | \$204,071 | \$179,200 | - 12.2% |
| Percent of List Price Received* | — | 97.6% | — | 95.1% | 97.3% | + 2.3% |
| Inventory of Homes for Sale | 3 | 3 | 0.0% | — | — | — |
| Months Supply of Inventory | 1.8 | 2.4 | + 33.3% | — | — | — |

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

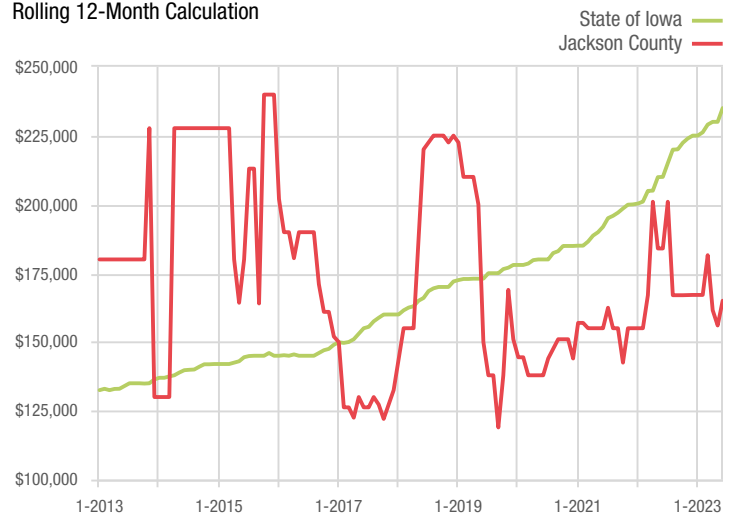
Median Sales Price - Single-Family Detached

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.