

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	8	7	- 12.5%	249	214	- 14.1%
Pending Sales	8	8	0.0%	190	176	- 7.4%
Closed Sales	13	12	- 7.7%	207	180	- 13.0%
Days on Market Until Sale	27	27	0.0%	35	39	+ 11.4%
Median Sales Price*	\$139,000	\$152,500	+ 9.7%	\$152,000	\$160,000	+ 5.3%
Average Sales Price*	\$124,520	\$162,700	+ 30.7%	\$200,436	\$210,154	+ 4.8%
Percent of List Price Received*	96.0%	93.2%	- 2.9%	96.6%	95.8%	- 0.8%
Inventory of Homes for Sale	39	38	- 2.6%	—	—	—
Months Supply of Inventory	2.5	2.6	+ 4.0%	—	—	—

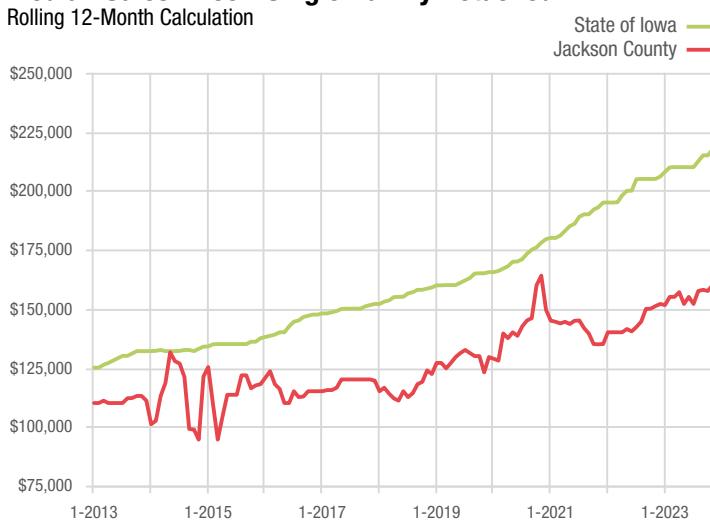
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	18	13	- 27.8%
Pending Sales	1	0	- 100.0%	17	12	- 29.4%
Closed Sales	1	2	+ 100.0%	17	13	- 23.5%
Days on Market Until Sale	24	77	+ 220.8%	45	28	- 37.8%
Median Sales Price*	\$120,000	\$180,000	+ 50.0%	\$167,100	\$179,000	+ 7.1%
Average Sales Price*	\$120,000	\$180,000	+ 50.0%	\$183,868	\$189,654	+ 3.1%
Percent of List Price Received*	92.4%	90.2%	- 2.4%	96.5%	95.8%	- 0.7%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.7	- 46.2%	—	—	—

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

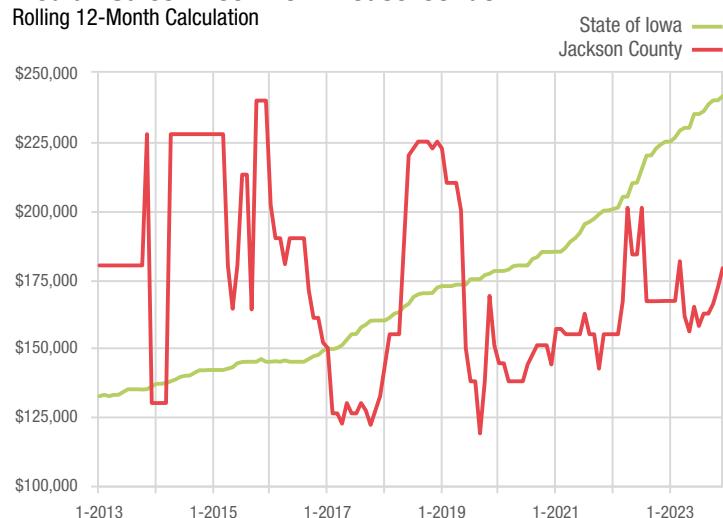
Median Sales Price - Single-Family Detached

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.