

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Jefferson County

### Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	14	18	+ 28.6%	190	189	- 0.5%
Pending Sales	8	10	+ 25.0%	181	160	- 11.6%
Closed Sales	17	9	- 47.1%	183	155	- 15.3%
Days on Market Until Sale	25	59	+ 136.0%	53	62	+ 17.0%
Median Sales Price*	\$205,000	\$159,600	- 22.1%	\$170,000	\$169,900	- 0.1%
Average Sales Price*	\$198,176	\$156,796	- 20.9%	\$194,841	\$198,449	+ 1.9%
Percent of List Price Received*	94.8%	92.1%	- 2.8%	95.6%	96.0%	+ 0.4%
Inventory of Homes for Sale	28	52	+ 85.7%	—	—	—
Months Supply of Inventory	1.9	3.9	+ 105.3%	—	—	—

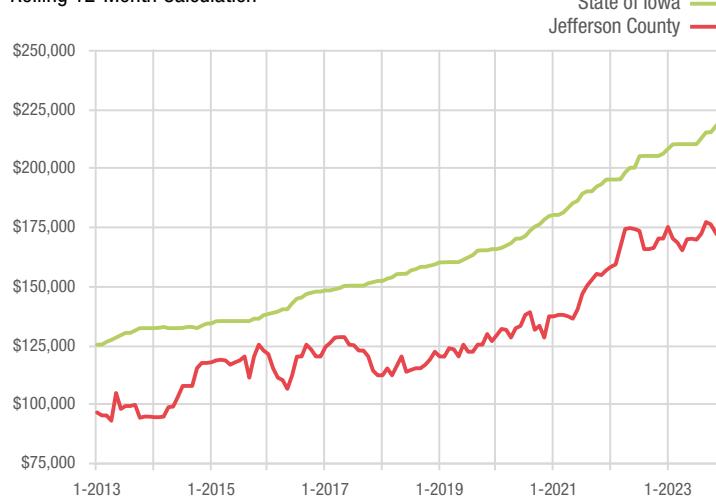
### Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	4	1	- 75.0%
Pending Sales	0	0	0.0%	4	1	- 75.0%
Closed Sales	0	0	0.0%	5	1	- 80.0%
Days on Market Until Sale	—	—	—	76	56	- 26.3%
Median Sales Price*	—	—	—	\$200,000	\$132,500	- 33.8%
Average Sales Price*	—	—	—	\$219,200	\$132,500	- 39.6%
Percent of List Price Received*	—	—	—	99.7%	91.4%	- 8.3%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

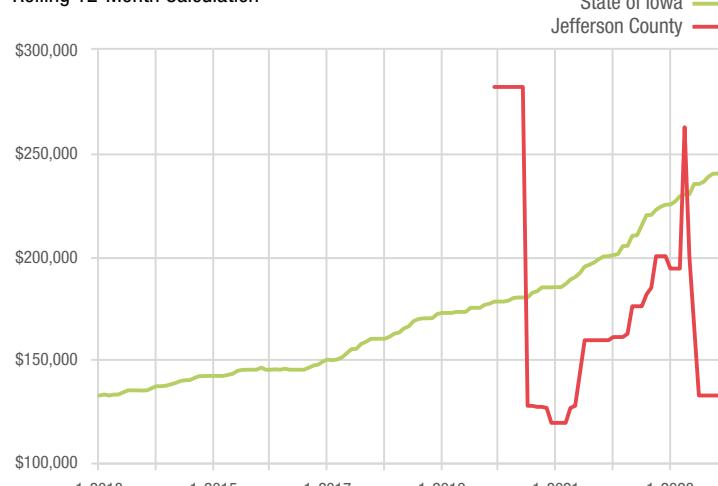
### Median Sales Price - Single-Family Detached

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.