

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Jones County

Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	10	9	- 10.0%	211	227	+ 7.6%
Pending Sales	7	9	+ 28.6%	180	198	+ 10.0%
Closed Sales	9	15	+ 66.7%	181	193	+ 6.6%
Days on Market Until Sale	38	34	- 10.5%	21	35	+ 66.7%
Median Sales Price*	\$139,950	\$144,000	+ 2.9%	\$160,000	\$180,000	+ 12.5%
Average Sales Price*	\$213,706	\$184,300	- 13.8%	\$187,934	\$218,829	+ 16.4%
Percent of List Price Received*	96.7%	95.3%	- 1.4%	99.3%	98.2%	- 1.1%
Inventory of Homes for Sale	25	29	+ 16.0%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	1	—	7	10	+ 42.9%
Pending Sales	0	0	0.0%	7	9	+ 28.6%
Closed Sales	0	0	0.0%	9	8	- 11.1%
Days on Market Until Sale	—	—	—	70	130	+ 85.7%
Median Sales Price*	—	—	—	\$240,000	\$309,000	+ 28.8%
Average Sales Price*	—	—	—	\$220,483	\$289,731	+ 31.4%
Percent of List Price Received*	—	—	—	97.9%	99.9%	+ 2.0%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

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

