

# Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Jackson County

### Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	15	31	+ 106.7%	173	180	+ 4.0%
Pending Sales	10	9	- 10.0%	146	128	- 12.3%
Closed Sales	22	14	- 36.4%	146	125	- 14.4%
Days on Market Until Sale	26	63	+ 142.3%	41	46	+ 12.2%
Median Sales Price*	\$159,500	<b>\$163,250</b>	+ 2.4%	\$164,000	<b>\$179,950</b>	+ 9.7%
Average Sales Price*	\$240,455	<b>\$183,529</b>	- 23.7%	\$215,851	<b>\$221,080</b>	+ 2.4%
Percent of List Price Received*	95.1%	<b>94.5%</b>	- 0.6%	95.9%	<b>96.7%</b>	+ 0.8%
Inventory of Homes for Sale	39	54	+ 38.5%	—	—	—
Months Supply of Inventory	2.6	<b>4.1</b>	+ 57.7%	—	—	—

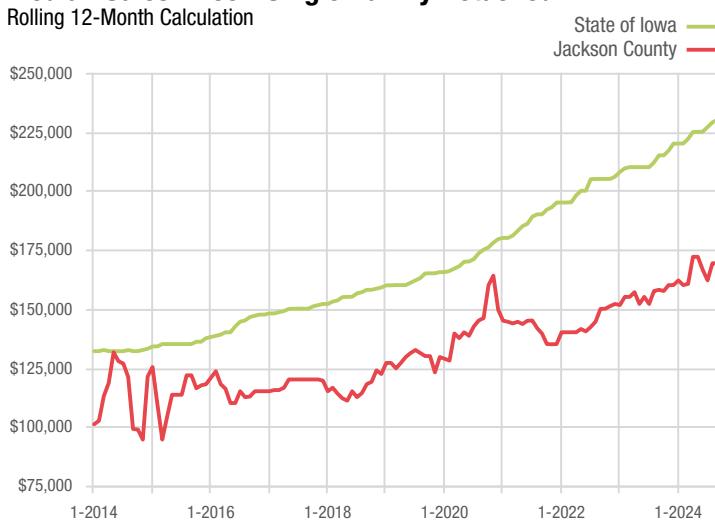
### Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	2	<b>2</b>	0.0%	13	<b>9</b>	- 30.8%
Pending Sales	2	<b>2</b>	0.0%	8	<b>5</b>	- 37.5%
Closed Sales	0	<b>0</b>	0.0%	6	<b>3</b>	- 50.0%
Days on Market Until Sale	—	—	—	17	<b>33</b>	+ 94.1%
Median Sales Price*	—	—	—	\$162,500	<b>\$310,000</b>	+ 90.8%
Average Sales Price*	—	—	—	\$176,000	<b>\$283,633</b>	+ 61.2%
Percent of List Price Received*	—	—	—	98.3%	<b>96.9%</b>	- 1.4%
Inventory of Homes for Sale	6	<b>4</b>	- 33.3%	—	—	—
Months Supply of Inventory	4.5	<b>2.4</b>	- 46.7%	—	—	—

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

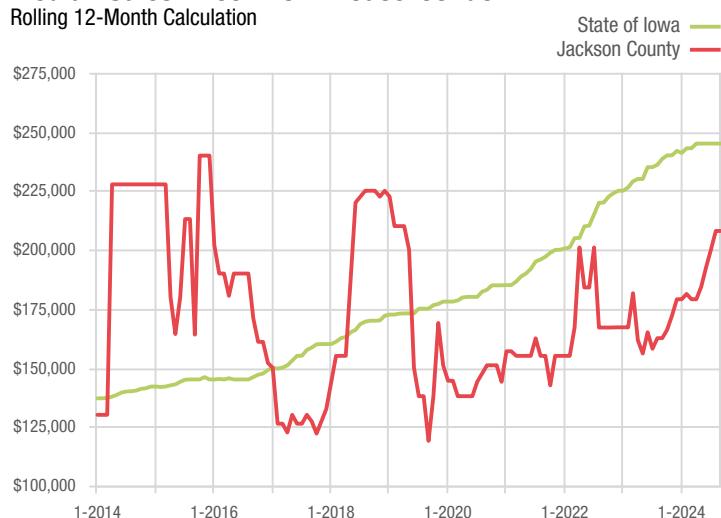
### Median Sales Price - Single-Family Detached

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.