

# Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Jefferson County

### Single-Family Detached

| Key Metrics                     | September |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2023      | 2024             | % Change | Thru 9-2023  | Thru 9-2024      | % Change |
| New Listings                    | 18        | 7                | - 61.1%  | 136          | 132              | - 2.9%   |
| Pending Sales                   | 12        | 4                | - 66.7%  | 128          | 102              | - 20.3%  |
| Closed Sales                    | 14        | 11               | - 21.4%  | 121          | 112              | - 7.4%   |
| Days on Market Until Sale       | 74        | 57               | - 23.0%  | 63           | 56               | - 11.1%  |
| Median Sales Price*             | \$173,750 | <b>\$150,000</b> | - 13.7%  | \$170,000    | <b>\$175,000</b> | + 2.9%   |
| Average Sales Price*            | \$222,500 | <b>\$166,618</b> | - 25.1%  | \$207,161    | <b>\$202,175</b> | - 2.4%   |
| Percent of List Price Received* | 94.5%     | <b>97.1%</b>     | + 2.8%   | 96.7%        | <b>96.2%</b>     | - 0.5%   |
| Inventory of Homes for Sale     | 31        | <b>57</b>        | + 83.9%  | —            | —                | —        |
| Months Supply of Inventory      | 2.4       | <b>4.9</b>       | + 104.2% | —            | —                | —        |

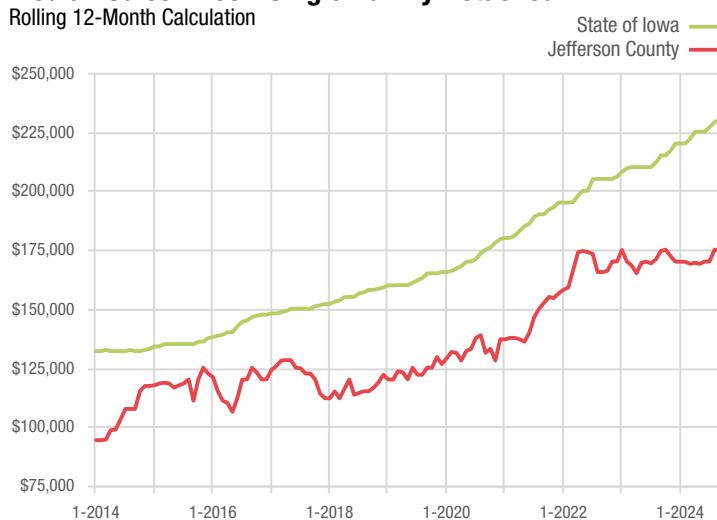
### Townhouse-Condo

| Key Metrics                     | September |          |          | Year to Date |             |          |
|---------------------------------|-----------|----------|----------|--------------|-------------|----------|
|                                 | 2023      | 2024     | % Change | Thru 9-2023  | Thru 9-2024 | % Change |
| New Listings                    | 0         | <b>0</b> | 0.0%     | 1            | <b>0</b>    | - 100.0% |
| Pending Sales                   | 0         | <b>0</b> | 0.0%     | 1            | <b>0</b>    | - 100.0% |
| Closed Sales                    | 0         | <b>0</b> | 0.0%     | 1            | <b>0</b>    | - 100.0% |
| Days on Market Until Sale       | —         | —        | —        | 56           | —           | —        |
| Median Sales Price*             | —         | —        | —        | \$132,500    | —           | —        |
| Average Sales Price*            | —         | —        | —        | \$132,500    | —           | —        |
| Percent of List Price Received* | —         | —        | —        | 91.4%        | —           | —        |
| Inventory of Homes for Sale     | 0         | <b>0</b> | 0.0%     | —            | —           | —        |
| Months Supply of Inventory      | —         | —        | —        | —            | —           | —        |

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

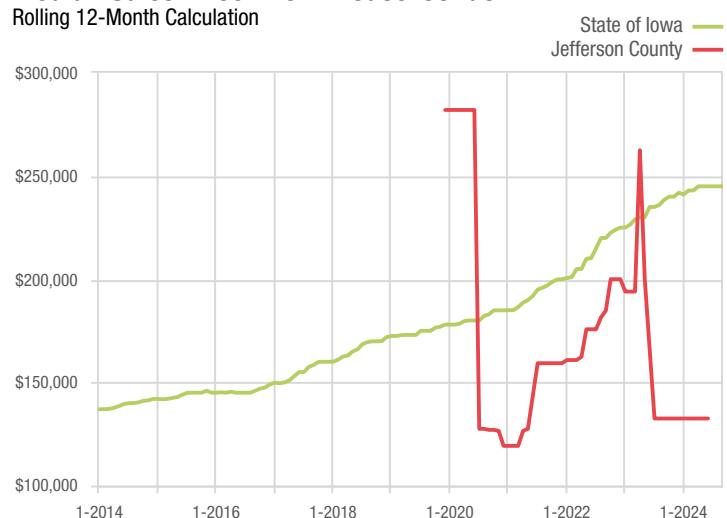
### Median Sales Price - Single-Family Detached

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.