

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Jackson County

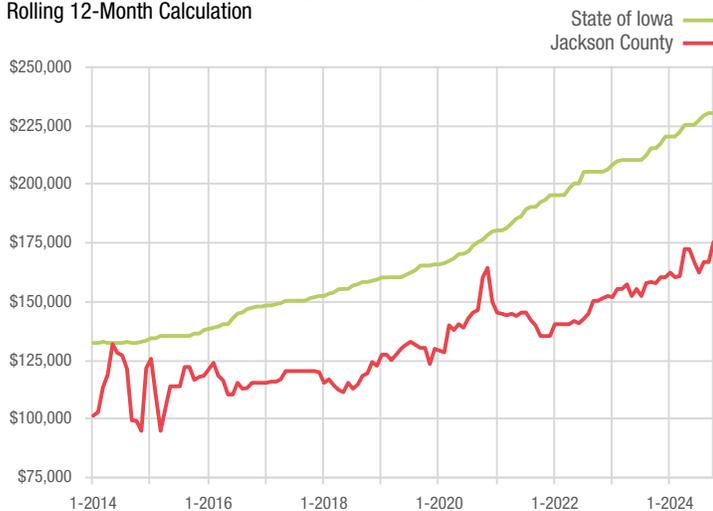
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	20	25	+ 25.0%	193	206	+ 6.7%
Pending Sales	13	15	+ 15.4%	159	146	- 8.2%
Closed Sales	11	11	0.0%	157	137	- 12.7%
Days on Market Until Sale	26	29	+ 11.5%	40	44	+ 10.0%
Median Sales Price*	\$157,500	\$215,000	+ 36.5%	\$160,000	\$179,950	+ 12.5%
Average Sales Price*	\$161,455	\$218,455	+ 35.3%	\$212,040	\$219,537	+ 3.5%
Percent of List Price Received*	96.7%	93.7%	- 3.1%	96.0%	96.4%	+ 0.4%
Inventory of Homes for Sale	43	54	+ 25.6%	—	—	—
Months Supply of Inventory	2.9	3.9	+ 34.5%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	3	—	13	12	- 7.7%
Pending Sales	2	0	- 100.0%	10	5	- 50.0%
Closed Sales	3	3	0.0%	9	6	- 33.3%
Days on Market Until Sale	11	34	+ 209.1%	15	34	+ 126.7%
Median Sales Price*	\$246,000	\$210,000	- 14.6%	\$165,000	\$262,950	+ 59.4%
Average Sales Price*	\$222,000	\$403,333	+ 81.7%	\$191,333	\$343,483	+ 79.5%
Percent of List Price Received*	96.0%	93.0%	- 3.1%	97.5%	95.0%	- 2.6%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	2.3	4.4	+ 91.3%	—	—	—

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

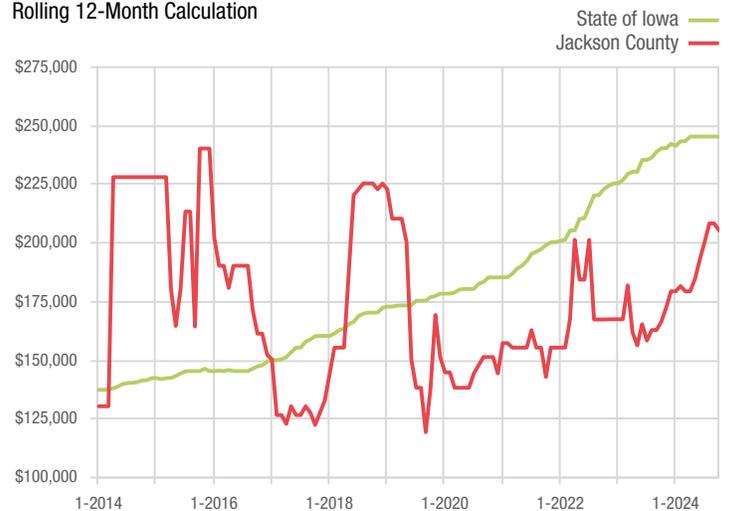
Median Sales Price - Single-Family Detached

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.