

Local Market Update – November 2018

This is a research tool provided by Realcomp.



Jackson County

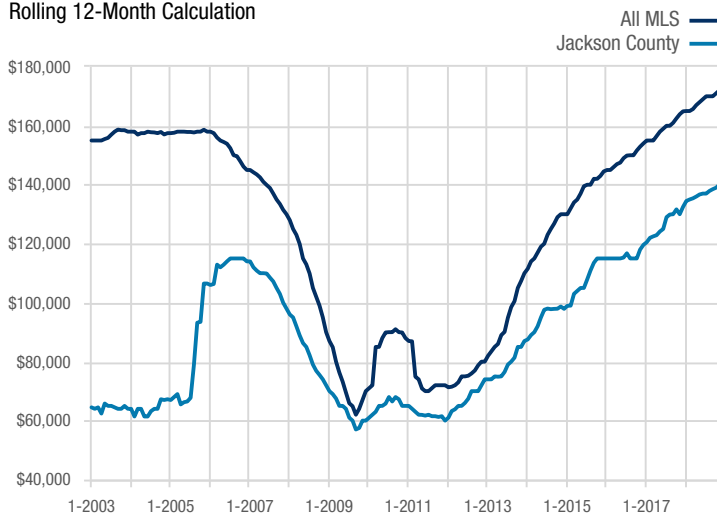
Residential	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	193	191	- 1.0%	2,808	2,770	- 1.4%
Pending Sales	147	64	- 56.5%	2,039	1,882	- 7.7%
Closed Sales	170	149	- 12.4%	2,019	1,990	- 1.4%
Days on Market Until Sale	76	67	- 11.8%	86	74	- 14.0%
Median Sales Price*	\$125,000	\$130,000	+ 4.0%	\$130,000	\$139,900	+ 7.6%
Average Sales Price*	\$140,014	\$153,560	+ 9.7%	\$149,199	\$155,780	+ 4.4%
Percent of List Price Received*	96.9%	97.0%	+ 0.1%	97.0%	97.3%	+ 0.3%
Inventory of Homes for Sale	635	714	+ 12.4%	—	—	—
Months Supply of Inventory	3.5	4.2	+ 20.0%	—	—	—

Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	6	7	+ 16.7%	71	81	+ 14.1%
Pending Sales	5	6	+ 20.0%	63	49	- 22.2%
Closed Sales	7	12	+ 71.4%	61	50	- 18.0%
Days on Market Until Sale	64	74	+ 15.6%	80	48	- 40.0%
Median Sales Price*	\$89,200	\$204,000	+ 128.7%	\$150,000	\$179,950	+ 20.0%
Average Sales Price*	\$151,570	\$183,832	+ 21.3%	\$159,004	\$185,544	+ 16.7%
Percent of List Price Received*	94.7%	96.8%	+ 2.2%	97.4%	97.2%	- 0.2%
Inventory of Homes for Sale	15	29	+ 93.3%	—	—	—
Months Supply of Inventory	2.7	6.8	+ 151.9%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

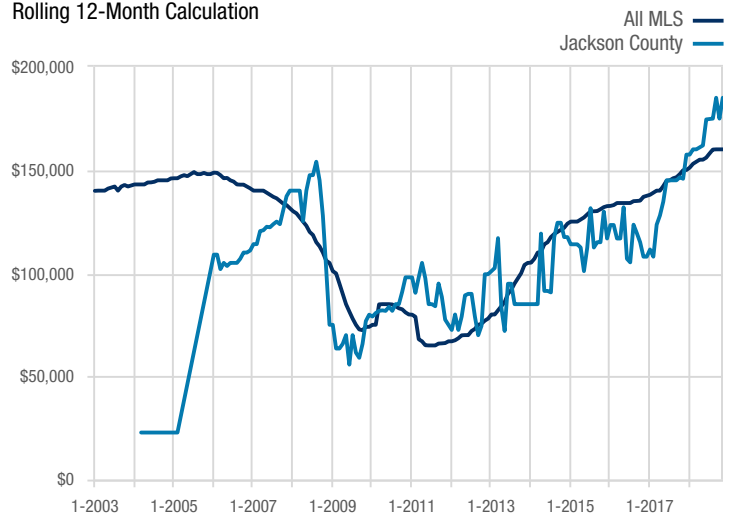
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - 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.