

Local Market Update – December 2018

This is a research tool provided by Realcomp.



Jackson County

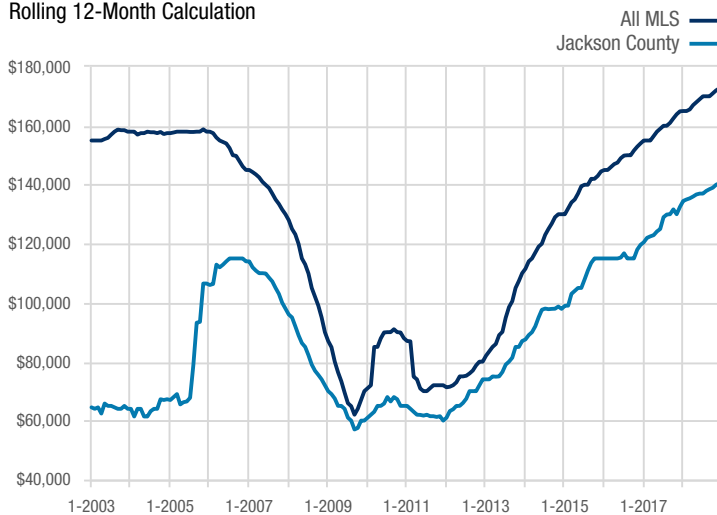
Residential	December			Year to Date		
Key Metrics	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	154	163	+ 5.8%	2,962	2,942	- 0.7%
Pending Sales	155	82	- 47.1%	2,196	2,067	- 5.9%
Closed Sales	182	206	+ 13.2%	2,201	2,196	- 0.2%
Days on Market Until Sale	66	68	+ 3.0%	84	73	- 13.1%
Median Sales Price*	\$149,700	\$158,750	+ 6.0%	\$132,500	\$140,500	+ 6.0%
Average Sales Price*	\$169,151	\$163,598	- 3.3%	\$150,838	\$156,516	+ 3.8%
Percent of List Price Received*	96.9%	96.4%	- 0.5%	97.0%	97.2%	+ 0.2%
Inventory of Homes for Sale	536	633	+ 18.1%	—	—	—
Months Supply of Inventory	2.9	3.7	+ 27.6%	—	—	—

Condo	December			Year to Date		
Key Metrics	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
New Listings	1	5	+ 400.0%	72	85	+ 18.1%
Pending Sales	2	2	0.0%	65	52	- 20.0%
Closed Sales	5	6	+ 20.0%	66	56	- 15.2%
Days on Market Until Sale	35	48	+ 37.1%	78	48	- 38.5%
Median Sales Price*	\$245,743	\$241,313	- 1.8%	\$157,450	\$192,500	+ 22.3%
Average Sales Price*	\$207,838	\$182,272	- 12.3%	\$162,703	\$185,194	+ 13.8%
Percent of List Price Received*	100.7%	99.6%	- 1.1%	97.7%	97.4%	- 0.3%
Inventory of Homes for Sale	13	29	+ 123.1%	—	—	—
Months Supply of Inventory	2.4	6.7	+ 179.2%	—	—	—

* 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.

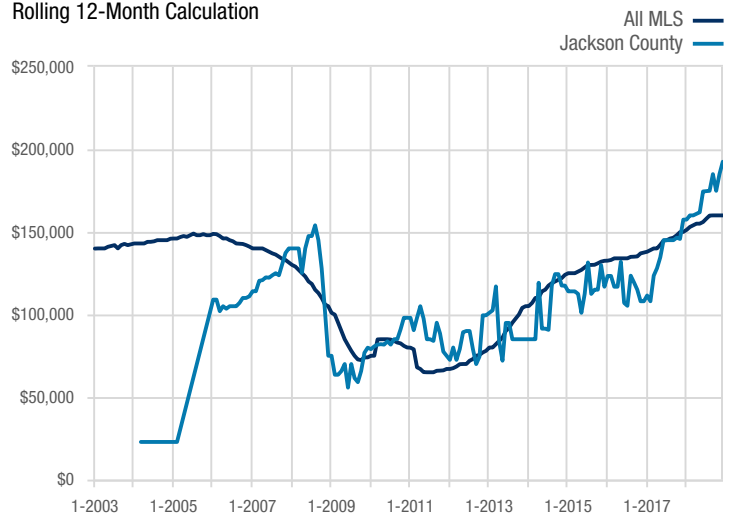
Median Sales Price - Residential

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.