

Local Market Update – June 2019

A Research Tool Provided by Realcomp



Jackson County

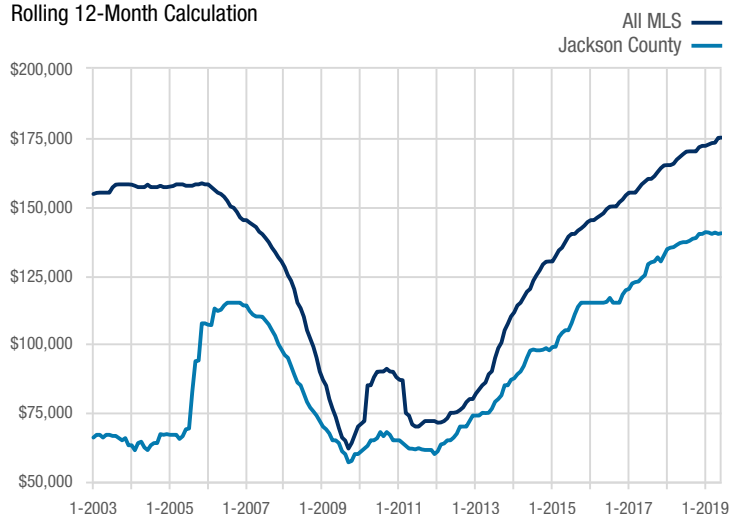
Residential	June			Year to Date		
Key Metrics	2018	2019	% Change	Thru 6-2018	Thru 6-2019	% Change
New Listings	312	279	- 10.6%	1,493	1,441	- 3.5%
Pending Sales	236	73	- 69.1%	1,111	916	- 17.6%
Closed Sales	247	203	- 17.8%	1,019	1,036	+ 1.7%
Days on Market Until Sale	65	62	- 4.6%	81	78	- 3.7%
Median Sales Price*	\$155,000	\$158,000	+ 1.9%	\$135,000	\$137,000	+ 1.5%
Average Sales Price*	\$166,577	\$173,356	+ 4.1%	\$150,527	\$155,400	+ 3.2%
Percent of List Price Received*	97.8%	98.6%	+ 0.8%	97.1%	97.0%	- 0.1%
Inventory of Homes for Sale	576	734	+ 27.4%	—	—	—
Months Supply of Inventory	3.2	4.4	+ 37.5%	—	—	—

Condo	June			Year to Date		
Key Metrics	2018	2019	% Change	Thru 6-2018	Thru 6-2019	% Change
New Listings	11	8	- 27.3%	32	58	+ 81.3%
Pending Sales	8	8	0.0%	26	39	+ 50.0%
Closed Sales	4	11	+ 175.0%	16	45	+ 181.3%
Days on Market Until Sale	55	75	+ 36.4%	38	93	+ 144.7%
Median Sales Price*	\$167,985	\$199,900	+ 19.0%	\$194,935	\$135,345	- 30.6%
Average Sales Price*	\$180,300	\$180,734	+ 0.2%	\$193,560	\$148,159	- 23.5%
Percent of List Price Received*	98.6%	97.6%	- 1.0%	97.6%	97.2%	- 0.4%
Inventory of Homes for Sale	18	26	+ 44.4%	—	—	—
Months Supply of Inventory	3.4	4.2	+ 23.5%	—	—	—

* 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.

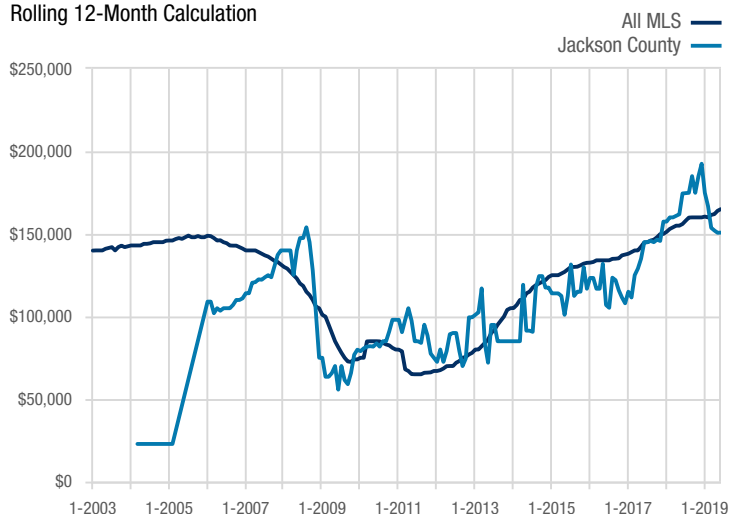
Median Sales Price - Residential

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.