

# Local Market Update – July 2020

A Research Tool Provided by Realcomp



## Jackson County

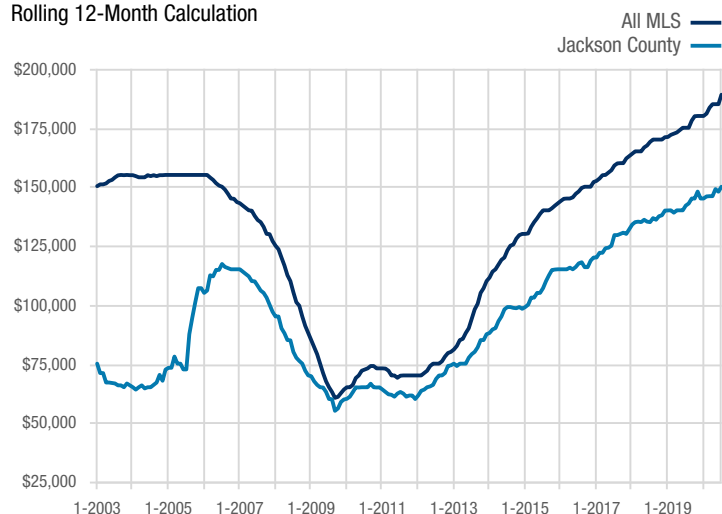
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	293	235	- 19.8%	1,770	1,395	- 21.2%
Pending Sales	229	74	- 67.7%	1,372	941	- 31.4%
Closed Sales	223	205	- 8.1%	1,268	1,012	- 20.2%
Days on Market Until Sale	62	73	+ 17.7%	77	81	+ 5.2%
Median Sales Price*	\$147,500	\$173,000	+ 17.3%	\$140,000	\$150,000	+ 7.1%
Average Sales Price*	\$168,746	\$203,851	+ 20.8%	\$157,960	\$171,214	+ 8.4%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	97.5%	97.8%	+ 0.3%
Inventory of Homes for Sale	554	582	+ 5.1%	—	—	—
Months Supply of Inventory	2.9	3.8	+ 31.0%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	6	6	0.0%	64	52	- 18.8%
Pending Sales	7	3	- 57.1%	54	26	- 51.9%
Closed Sales	7	6	- 14.3%	50	30	- 40.0%
Days on Market Until Sale	71	95	+ 33.8%	91	76	- 16.5%
Median Sales Price*	\$156,500	\$169,000	+ 8.0%	\$135,840	\$189,900	+ 39.8%
Average Sales Price*	\$177,829	\$182,011	+ 2.4%	\$145,864	\$170,809	+ 17.1%
Percent of List Price Received*	97.9%	96.7%	- 1.2%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	19	24	+ 26.3%	—	—	—
Months Supply of Inventory	2.6	4.8	+ 84.6%	—	—	—

\* 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.

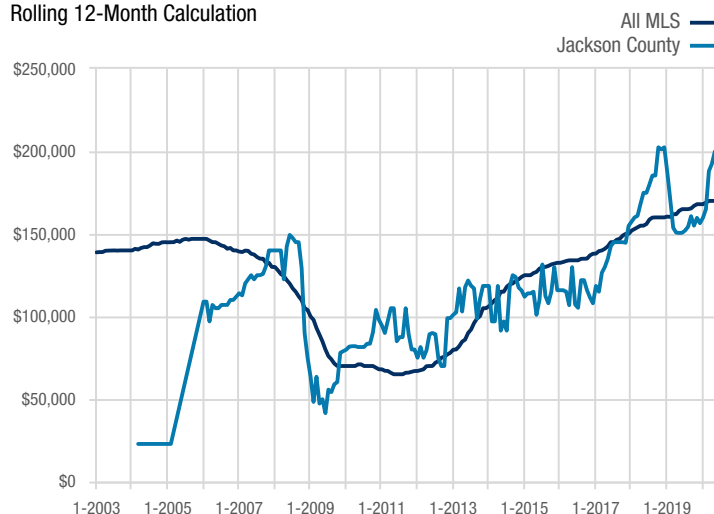
### Median Sales Price - Residential

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.