

# Local Market Update – July 2020

A Research Tool Provided by Realcomp



## Jackson

### Jackson County

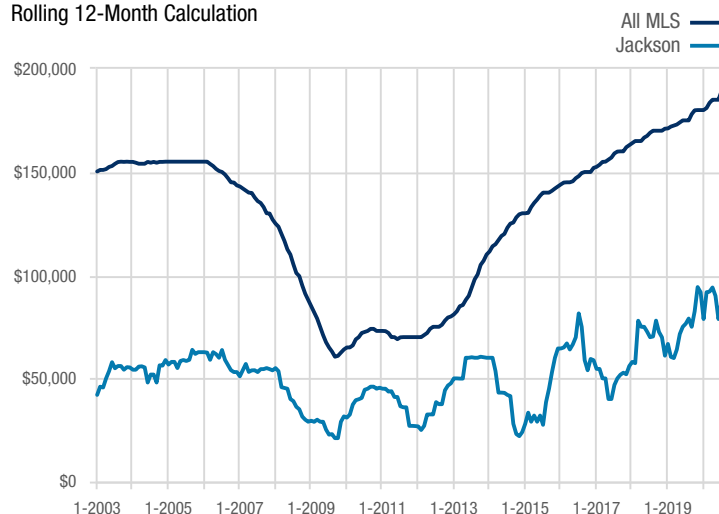
| Residential                     | July      |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics                     | 2019      | 2020             | % Change | Thru 7-2019  | Thru 7-2020      | % Change |
| New Listings                    | 4         | 7                | + 75.0%  | 51           | 31               | - 39.2%  |
| Pending Sales                   | 3         | 3                | 0.0%     | 31           | 23               | - 25.8%  |
| Closed Sales                    | 3         | 5                | + 66.7%  | 34           | 24               | - 29.4%  |
| Days on Market Until Sale       | 103       | 52               | - 49.5%  | 44           | 68               | + 54.5%  |
| Median Sales Price*             | \$109,000 | <b>\$164,900</b> | + 51.3%  | \$91,750     | <b>\$87,025</b>  | - 5.1%   |
| Average Sales Price*            | \$97,150  | <b>\$162,720</b> | + 67.5%  | \$110,121    | <b>\$102,712</b> | - 6.7%   |
| Percent of List Price Received* | 98.2%     | <b>99.5%</b>     | + 1.3%   | 96.3%        | <b>94.0%</b>     | - 2.4%   |
| Inventory of Homes for Sale     | 22        | 20               | - 9.1%   | —            | —                | —        |
| Months Supply of Inventory      | 5.1       | 6.3              | + 23.5%  | —            | —                | —        |

| Condo                           | July |      |          | Year to Date |             |          |
|---------------------------------|------|------|----------|--------------|-------------|----------|
| Key Metrics                     | 2019 | 2020 | % Change | Thru 7-2019  | Thru 7-2020 | % Change |
| New Listings                    | 0    | 0    | 0.0%     | 2            | 0           | - 100.0% |
| Pending Sales                   | 0    | 0    | 0.0%     | 1            | 0           | - 100.0% |
| Closed Sales                    | 0    | 0    | 0.0%     | 1            | 0           | - 100.0% |
| Days on Market Until Sale       | —    | —    | —        | 107          | —           | —        |
| Median Sales Price*             | —    | —    | —        | \$165,000    | —           | —        |
| Average Sales Price*            | —    | —    | —        | \$165,000    | —           | —        |
| Percent of List Price Received* | —    | —    | —        | 92.8%        | —           | —        |
| Inventory of Homes for Sale     | 1    | 0    | - 100.0% | —            | —           | —        |
| Months Supply of Inventory      | 1.0  | —    | —        | —            | —           | —        |

\* 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.

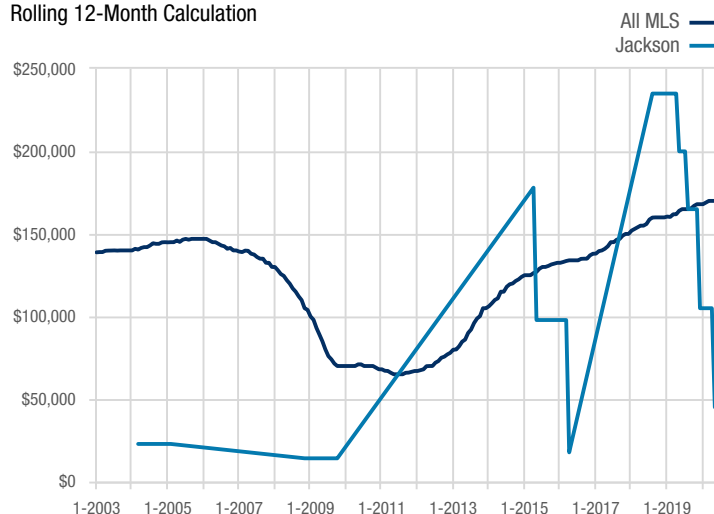
### Median Sales Price - Residential

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.