

# Local Market Update – December 2020

A Research Tool Provided by Realcomp



## Jackson County

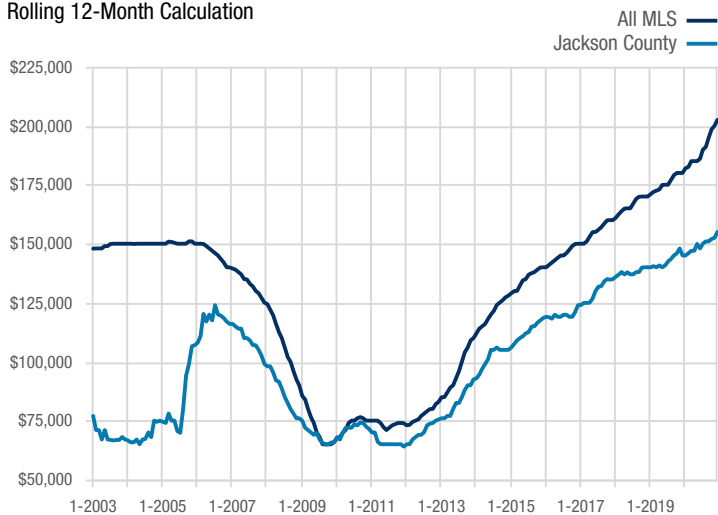
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	136	<b>166</b>	+ 22.1%	2,844	<b>2,473</b>	- 13.0%
Pending Sales	118	<b>58</b>	- 50.8%	2,161	<b>2,015</b>	- 6.8%
Closed Sales	181	<b>209</b>	+ 15.5%	2,184	<b>2,089</b>	- 4.3%
Days on Market Until Sale	75	<b>59</b>	- 21.3%	72	<b>72</b>	0.0%
Median Sales Price*	\$132,750	<b>\$175,000</b>	+ 31.8%	\$145,000	<b>\$155,000</b>	+ 6.9%
Average Sales Price*	\$150,345	<b>\$197,316</b>	+ 31.2%	\$165,346	<b>\$186,806</b>	+ 13.0%
Percent of List Price Received*	97.1%	<b>99.8%</b>	+ 2.8%	97.6%	<b>98.5%</b>	+ 0.9%
Inventory of Homes for Sale	457	<b>405</b>	- 11.4%	—	—	—
Months Supply of Inventory	2.5	<b>2.4</b>	- 4.0%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	5	<b>4</b>	- 20.0%	100	<b>73</b>	- 27.0%
Pending Sales	5	<b>1</b>	- 80.0%	83	<b>59</b>	- 28.9%
Closed Sales	10	<b>2</b>	- 80.0%	88	<b>65</b>	- 26.1%
Days on Market Until Sale	143	<b>36</b>	- 74.8%	91	<b>93</b>	+ 2.2%
Median Sales Price*	\$193,117	<b>\$111,000</b>	- 42.5%	\$155,750	<b>\$189,900</b>	+ 21.9%
Average Sales Price*	\$189,724	<b>\$111,000</b>	- 41.5%	\$170,105	<b>\$179,620</b>	+ 5.6%
Percent of List Price Received*	95.4%	<b>91.8%</b>	- 3.8%	97.1%	<b>97.7%</b>	+ 0.6%
Inventory of Homes for Sale	15	<b>8</b>	- 46.7%	—	—	—
Months Supply of Inventory	2.2	<b>1.4</b>	- 36.4%	—	—	—

\* 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.

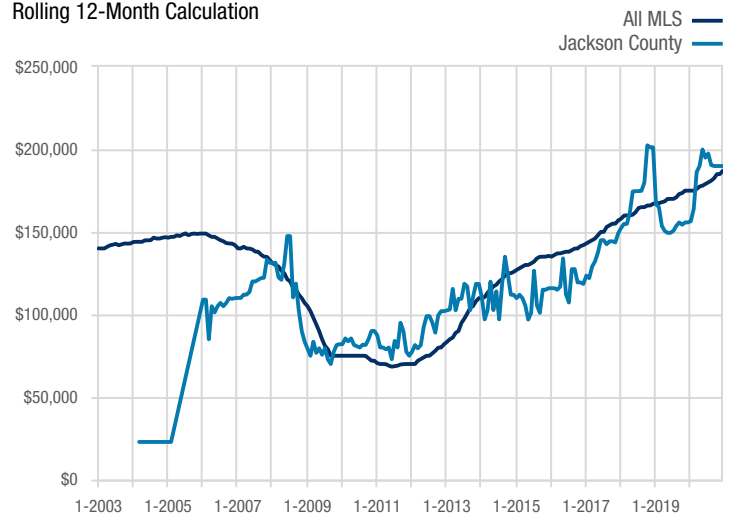
### Median Sales Price - Residential

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.