

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Jackson

Jackson County

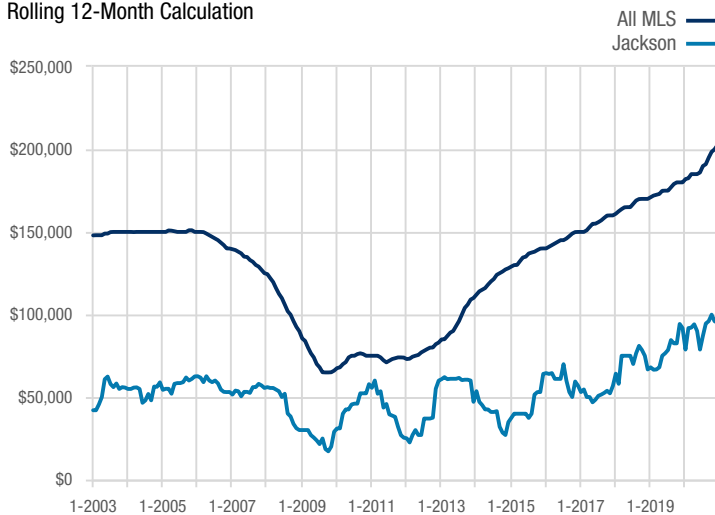
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	6	+ 100.0%	79	75	- 5.1%
Pending Sales	3	6	+ 100.0%	45	56	+ 24.4%
Closed Sales	3	8	+ 166.7%	49	54	+ 10.2%
Days on Market Until Sale	49	25	- 49.0%	42	64	+ 52.4%
Median Sales Price*	\$96,900	\$99,000	+ 2.2%	\$91,750	\$95,000	+ 3.5%
Average Sales Price*	\$102,818	\$110,113	+ 7.1%	\$106,876	\$103,495	- 3.2%
Percent of List Price Received*	99.8%	98.9%	- 0.9%	95.7%	95.0%	- 0.7%
Inventory of Homes for Sale	20	17	- 15.0%	—	—	—
Months Supply of Inventory	5.3	3.3	- 37.7%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	243	—	—	175	—	—
Median Sales Price*	\$45,000	—	—	\$105,000	—	—
Average Sales Price*	\$45,000	—	—	\$105,000	—	—
Percent of List Price Received*	86.5%	—	—	89.7%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

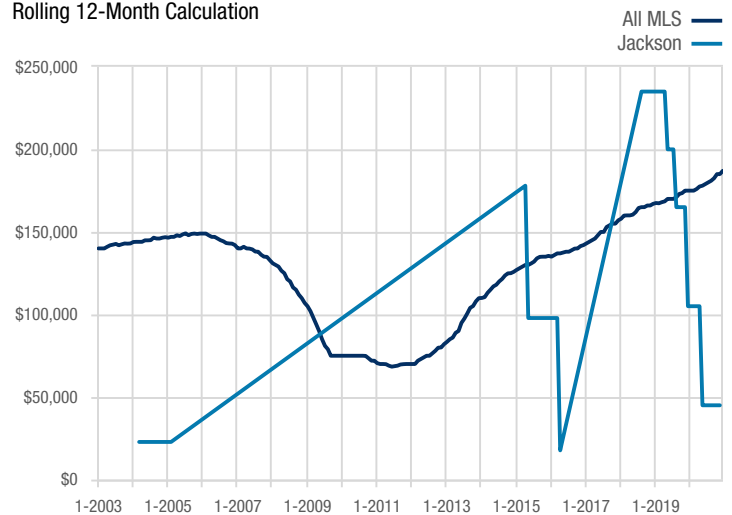
Median Sales Price - Residential

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.