

Local Market Update – May 2022

A Research Tool Provided by Realcomp



Jackson

Jackson County

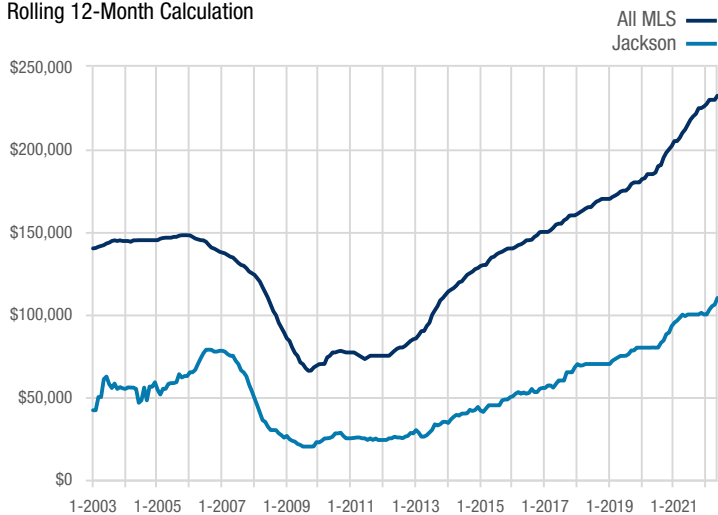
Residential Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	56	58	+ 3.6%	276	262	- 5.1%
Pending Sales	57	22	- 61.4%	267	210	- 21.3%
Closed Sales	58	51	- 12.1%	243	224	- 7.8%
Days on Market Until Sale	54	41	- 24.1%	63	56	- 11.1%
Median Sales Price*	\$87,950	\$125,000	+ 42.1%	\$98,500	\$119,450	+ 21.3%
Average Sales Price*	\$97,066	\$129,421	+ 33.3%	\$107,020	\$126,958	+ 18.6%
Percent of List Price Received*	103.2%	101.8%	- 1.4%	100.1%	100.2%	+ 0.1%
Inventory of Homes for Sale	58	105	+ 81.0%	—	—	—
Months Supply of Inventory	1.1	2.3	+ 109.1%	—	—	—

Condo Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	2	1	- 50.0%	7	6	- 14.3%
Pending Sales	3	0	- 100.0%	5	6	+ 20.0%
Closed Sales	1	1	0.0%	2	6	+ 200.0%
Days on Market Until Sale	80	2	- 97.5%	72	19	- 73.6%
Median Sales Price*	\$30,000	\$69,900	+ 133.0%	\$37,250	\$64,950	+ 74.4%
Average Sales Price*	\$30,000	\$69,900	+ 133.0%	\$37,250	\$131,633	+ 253.4%
Percent of List Price Received*	100.0%	100.0%	0.0%	99.6%	98.0%	- 1.6%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.6	0.7	- 56.3%	—	—	—

* 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.

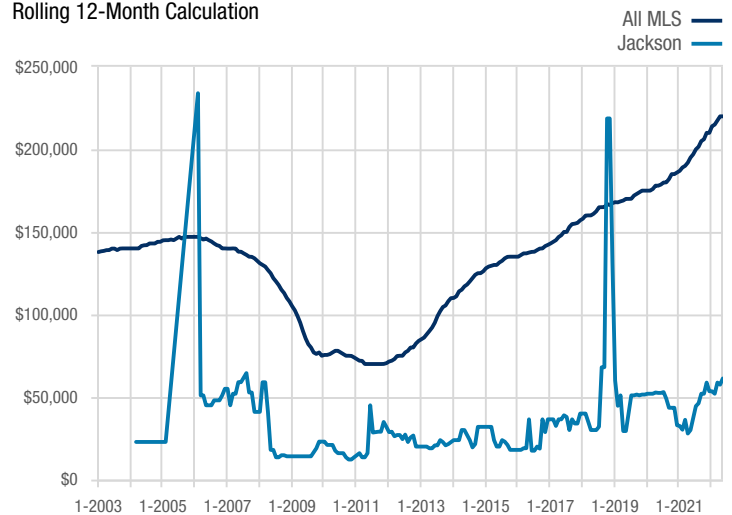
Median Sales Price - Residential

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.