

# Local Market Update – July 2022

A Research Tool Provided by Realcomp



## Jackson

### Jackson County

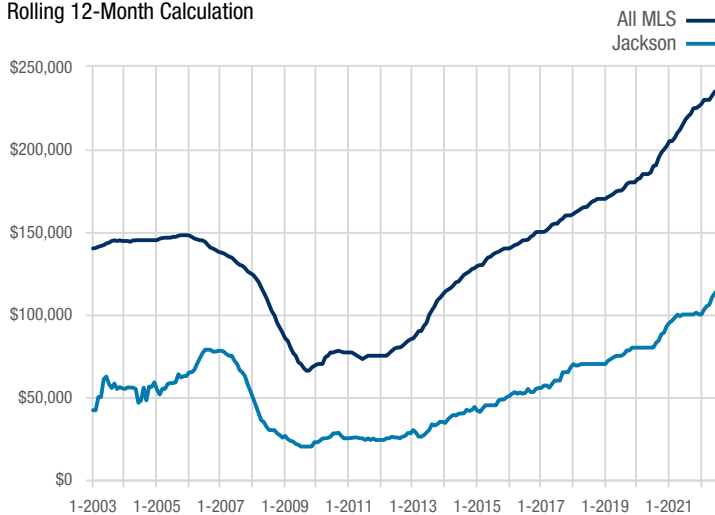
Residential Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	79	74	- 6.3%	421	407	- 3.3%
Pending Sales	50	25	- 50.0%	359	319	- 11.1%
Closed Sales	58	54	- 6.9%	354	332	- 6.2%
Days on Market Until Sale	54	47	- 13.0%	63	53	- 15.9%
Median Sales Price*	\$94,375	\$105,250	+ 11.5%	\$100,000	\$119,900	+ 19.9%
Average Sales Price*	\$113,823	\$116,393	+ 2.3%	\$108,572	\$125,614	+ 15.7%
Percent of List Price Received*	99.7%	99.9%	+ 0.2%	100.2%	100.7%	+ 0.5%
Inventory of Homes for Sale	97	125	+ 28.9%	—	—	—
Months Supply of Inventory	1.9	2.7	+ 42.1%	—	—	—

Condo Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	1	—	9	10	+ 11.1%
Pending Sales	1	1	0.0%	8	8	0.0%
Closed Sales	2	2	0.0%	6	8	+ 33.3%
Days on Market Until Sale	29	5	- 82.8%	43	15	- 65.1%
Median Sales Price*	\$163,500	\$62,450	- 61.8%	\$48,250	\$64,950	+ 34.6%
Average Sales Price*	\$163,500	\$62,450	- 61.8%	\$82,567	\$114,338	+ 38.5%
Percent of List Price Received*	100.0%	103.6%	+ 3.6%	100.9%	99.4%	- 1.5%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	2.4	—	—	—	—

\* 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.

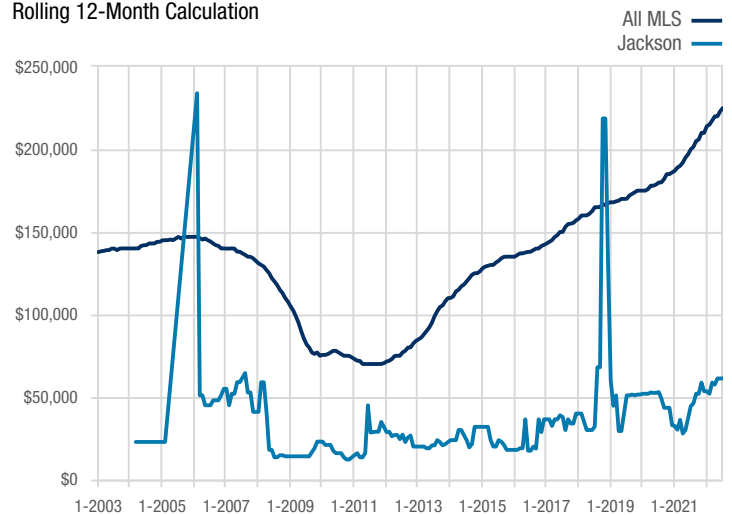
### Median Sales Price - Residential

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.