# Local Market Update – March 2026

A Research Tool Provided by Realcomp

# Jackson County

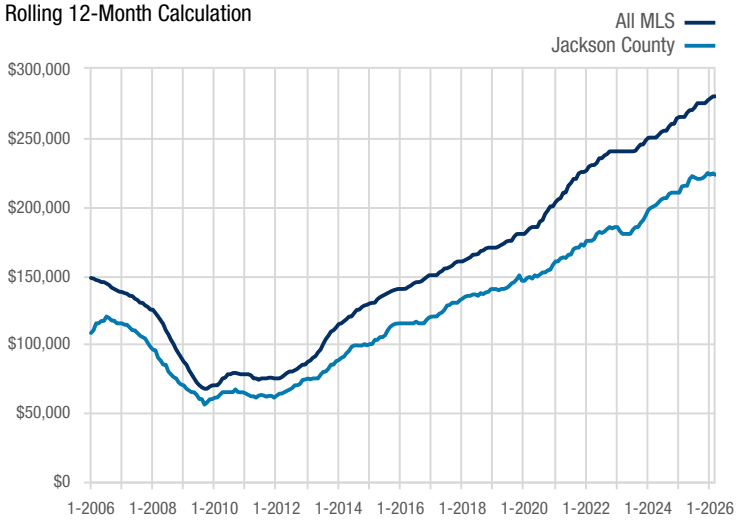
| Residential | March | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 3-2025** | **Thru 3-2026** | **% Change** |
| New Listings | 197 | **172** | - 12.7% | 482 | **434** | - 10.0% |
| Pending Sales | 188 | **62** | - 67.0% | 454 | **280** | - 38.3% |
| Closed Sales | 150 | **140** | - 6.7% | 393 | **350** | - 10.9% |
| Days on Market Until Sale | 72 | **83** | + 15.3% | 75 | **73** | - 2.7% |
| Median Sales Price* | $217,000 | **$187,000** | - 13.8% | $209,900 | **$197,000** | - 6.1% |
| Average Sales Price* | $259,036 | **$238,561** | - 7.9% | $244,341 | **$231,790** | - 5.1% |
| Percent of List Price Received* | 97.2% | **97.0%** | - 0.2% | 96.6% | **97.3%** | + 0.7% |
| Inventory of Homes for Sale | 276 | **379** | + 37.3% | — | **—** | — |
| Months Supply of Inventory | 1.7 | **2.6** | + 52.9% | — | **—** | — |

| Condo | March | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 3-2025** | **Thru 3-2026** | **% Change** |
| New Listings | 9 | **9** | 0.0% | 18 | **24** | + 33.3% |
| Pending Sales | 8 | **3** | - 62.5% | 20 | **12** | - 40.0% |
| Closed Sales | 6 | **5** | - 16.7% | 12 | **18** | + 50.0% |
| Days on Market Until Sale | 72 | **85** | + 18.1% | 70 | **86** | + 22.9% |
| Median Sales Price* | $263,500 | **$185,000** | - 29.8% | $277,500 | **$207,500** | - 25.2% |
| Average Sales Price* | $237,217 | **$205,380** | - 13.4% | $241,692 | **$211,504** | - 12.5% |
| Percent of List Price Received* | 99.2% | **98.1%** | - 1.1% | 98.2% | **98.4%** | + 0.2% |
| Inventory of Homes for Sale | 10 | **25** | + 150.0% | — | **—** | — |
| Months Supply of Inventory | 1.6 | **3.5** | + 118.8% | — | **—** | — |

* 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.

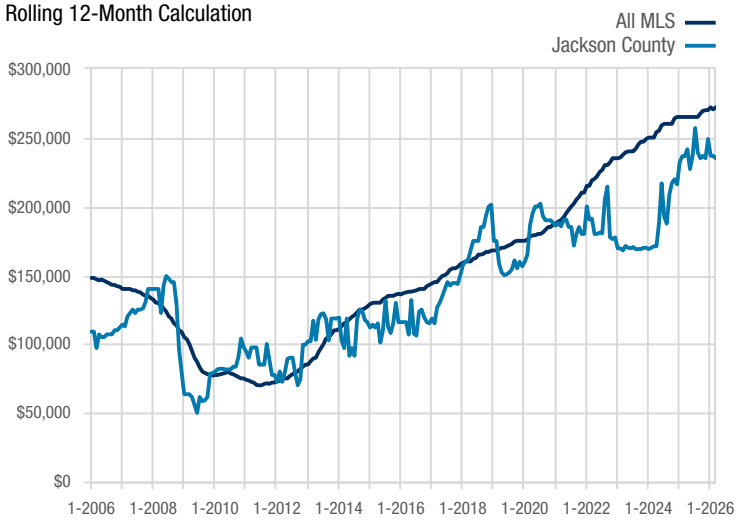
## Median Sales Price - Residential

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.

Current as of April 7, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.