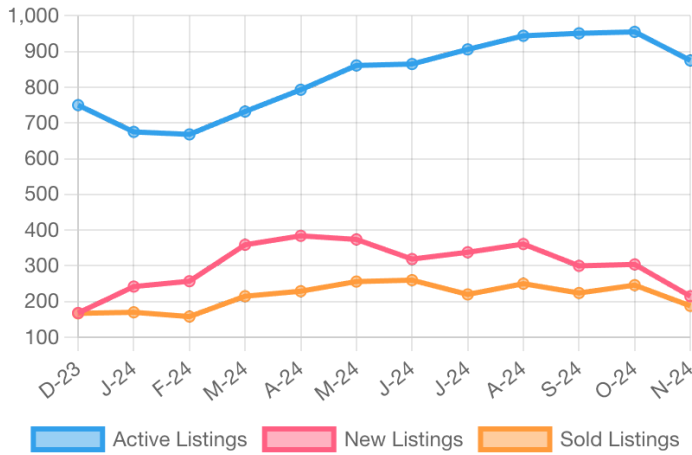


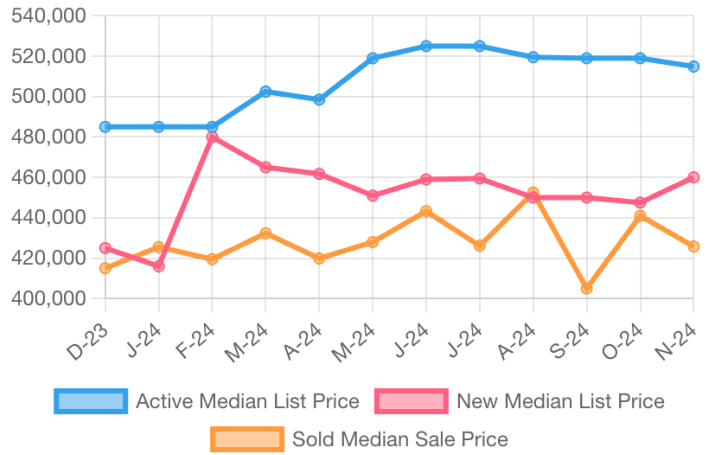
# Market Summary

## Jackson Residential, November 2024

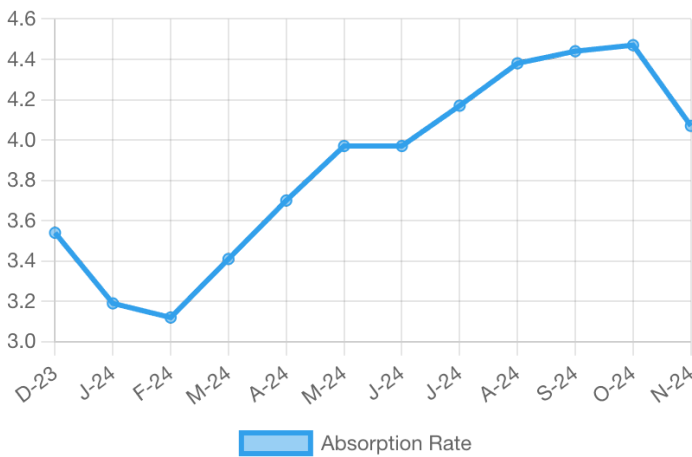
### Number of Listings



### Listing Prices



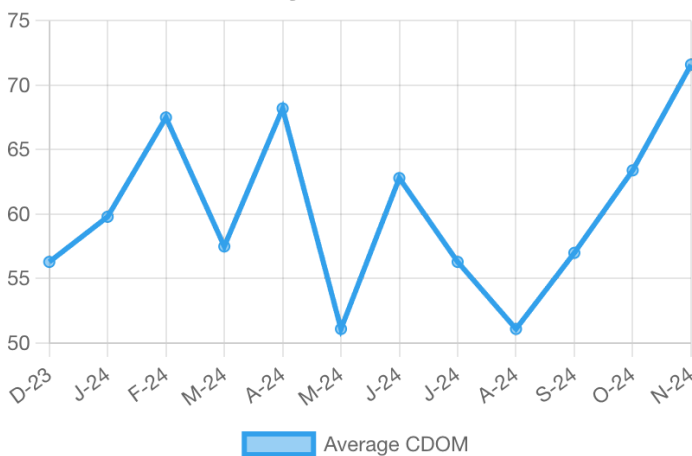
### Absorption Rate, in Months



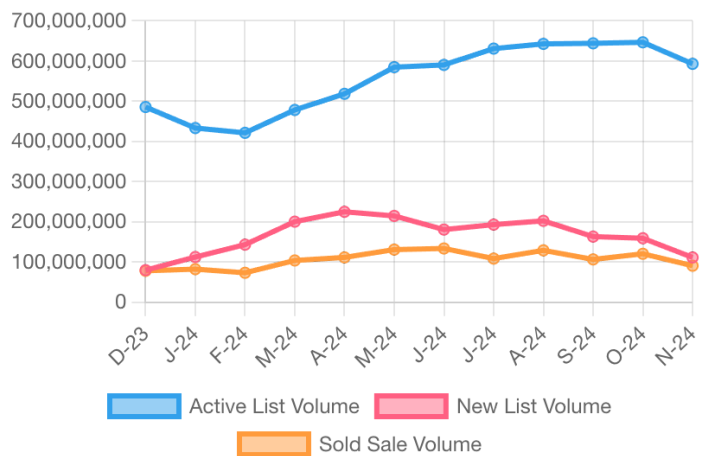
### Sold to List Ratio



### Days on Market



### Price Volume



## Summary Statistics

	Nov-24	Nov-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	4.07	3.57	14.01	3.9	3.11	25.40
Average List Price	\$677,723	\$662,902	2.24	\$567,283	\$557,227	1.80
Median List Price	\$514,900	\$499,000	3.19	\$459,997	\$450,000	2.22
Average Sale Price	\$483,844	\$503,311	-3.87	\$493,576	\$482,291	2.34
Median Sale Price	\$425,750	\$438,333	-2.87	\$426,750	\$420,000	1.61
Average CDOM	71	54	31.48	60	55	9.09
Median CDOM	35	28	25.00	27	24	12.50

## Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	2	3	-33.3
100,000-149,999	0	1	-100.0	9	11	-18.2
150,000-199,999	2	4	-50.0	34	42	-19.0
200,000-249,999	7	4	75.0	66	85	-22.4
250,000-299,999	9	12	-25.0	155	199	-22.1
300,000-349,999	23	26	-11.5	301	307	-2.0
350,000-399,999	31	27	14.8	411	396	3.8
400,000-449,999	29	21	38.1	346	304	13.8
450,000-499,999	18	23	-21.7	224	239	-6.3
500,000-549,999	14	9	55.6	201	145	38.6
550,000-599,999	17	9	88.9	143	141	1.4
600,000-649,999	7	8	-12.5	114	93	22.6
650,000-699,999	10	14	-28.6	77	117	-34.2
700,000-749,999	4	6	-33.3	76	72	5.6
750,000-799,999	6	1	500.0	61	39	56.4
800,000-849,999	4	3	33.3	32	30	6.7
850,000-899,999	2	1	100.0	35	28	25.0
900,000-949,999	0	1	-100.0	21	17	23.5
950,000-999,999	1	1	0.0	21	23	-8.7
1,000,000-1,099,999	2	3	-33.3	29	17	70.6

## Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	1	3	-66.7
100,000-149,999	0	0	0.0	9	6	50.0
150,000-199,999	6	7	-14.3	36	42	-14.3
200,000-249,999	1	3	-66.7	66	80	-17.5
250,000-299,999	19	12	58.3	175	219	-20.1
300,000-349,999	29	23	26.1	299	295	1.4
350,000-399,999	27	29	-6.9	449	420	6.9
400,000-449,999	34	24	41.7	340	302	12.6
450,000-499,999	22	23	-4.3	262	264	-0.8
500,000-549,999	10	13	-23.1	173	158	9.5
550,000-599,999	20	7	185.7	177	144	22.9
600,000-649,999	11	9	22.2	112	98	14.3
650,000-699,999	13	9	44.4	88	135	-34.8
700,000-749,999	4	5	-20.0	67	49	36.7
750,000-799,999	4	4	0.0	87	57	52.6
800,000-849,999	5	4	25.0	32	20	60.0
850,000-899,999	3	4	-25.0	46	45	2.2
900,000-949,999	1	1	0.0	12	17	-29.4
950,000-999,999	1	0	N/A	26	30	-13.3
1,000,000-1,099,999	1	1	0.0	23	10	130.0

## Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	1	4	-75.0	14	22	-36.4
1,200,000-1,299,999	0	0	0.0	18	9	100.0
1,300,000-1,399,999	0	1	-100.0	7	6	16.7
1,400,000-1,499,999	0	1	-100.0	3	5	-40.0
1,500,000-1,599,999	0	1	-100.0	3	5	-40.0
1,600,000-1,699,999	0	0	0.0	1	3	-66.7
1,700,000-1,799,999	0	0	0.0	3	2	50.0
1,800,000-1,899,999	1	1	0.0	4	1	300.0
1,900,000-1,999,999	0	0	0.0	2	1	100.0
2,000,000-2,249,999	0	0	0.0	2	3	-33.3
2,250,000-2,499,999	0	0	0.0	0	2	-100.0
2,500,000-2,749,999	0	0	0.0	0	1	-100.0
2,750,000-2,999,999	0	0	0.0	0	2	-100.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	1	0	N/A
Totals	188	182	3.3	2416	2370	1.9

## Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	2	1	100.0	20	21	-4.8
1,200,000-1,299,999	0	0	0.0	22	15	46.7
1,300,000-1,399,999	2	0	N/A	11	7	57.1
1,400,000-1,499,999	0	0	0.0	7	3	133.3
1,500,000-1,599,999	0	0	0.0	8	4	100.0
1,600,000-1,699,999	1	1	0.0	2	4	-50.0
1,700,000-1,799,999	0	0	0.0	1	5	-80.0
1,800,000-1,899,999	0	0	0.0	2	0	N/A
1,900,000-1,999,999	0	0	0.0	2	2	0.0
2,000,000-2,249,999	0	0	0.0	3	2	50.0
2,250,000-2,499,999	0	0	0.0	2	2	0.0
2,500,000-2,749,999	0	0	0.0	0	1	-100.0
2,750,000-2,999,999	0	0	0.0	0	2	-100.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	1	0	N/A	1	0	N/A
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	217	180	20.6	2561	2462	4.0

## Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	1	5	-80.0
100,000-149,999	0	1	-100.0	16	9	77.8
150,000-199,999	16	10	60.0	55	55	0.0
200,000-249,999	20	11	81.8	97	103	-5.8
250,000-299,999	38	46	-17.4	254	300	-15.3
300,000-349,999	80	67	19.4	443	403	9.9
350,000-399,999	91	91	0.0	620	592	4.7
400,000-449,999	96	84	14.3	493	461	6.9
450,000-499,999	85	76	11.8	431	406	6.2
500,000-549,999	59	36	63.9	274	231	18.6
550,000-599,999	72	61	18.0	302	248	21.8
600,000-649,999	34	39	-12.8	184	172	7.0
650,000-699,999	41	36	13.9	157	215	-27.0
700,000-749,999	27	17	58.8	117	88	33.0
750,000-799,999	38	35	8.6	153	135	13.3
800,000-849,999	15	8	87.5	55	40	37.5
850,000-899,999	31	21	47.6	95	88	8.0
900,000-949,999	18	4	350.0	38	24	58.3
950,000-999,999	16	17	-5.9	55	64	-14.1
1,000,000-1,099,999	7	6	16.7	38	22	72.7
1,100,000-1,199,999	21	20	5.0	55	55	0.0
1,200,000-1,299,999	7	15	-53.3	48	45	6.7
1,300,000-1,399,999	10	12	-16.7	30	24	25.0
1,400,000-1,499,999	10	5	100.0	25	14	78.6
1,500,000-1,599,999	9	9	0.0	22	16	37.5
1,600,000-1,699,999	4	3	33.3	10	9	11.1
1,700,000-1,799,999	4	1	300.0	8	10	-20.0
1,800,000-1,899,999	1	4	-75.0	6	5	20.0
1,900,000-1,999,999	1	2	-50.0	8	7	14.3
2,000,000-2,249,999	5	1	400.0	9	4	125.0

## New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	0	3	-100.0
100,000-149,999	3	1	200.0	14	9	55.6
150,000-199,999	4	3	33.3	47	49	-4.1
200,000-249,999	4	1	300.0	86	78	10.3
250,000-299,999	23	14	64.3	211	259	-18.5
300,000-349,999	22	18	22.2	382	341	12.0
350,000-399,999	23	40	-42.5	528	509	3.7
400,000-449,999	24	26	-7.7	419	389	7.7
450,000-499,999	32	32	0.0	358	346	3.5
500,000-549,999	11	18	-38.9	236	195	21.0
550,000-599,999	14	21	-33.3	252	206	22.3
600,000-649,999	13	8	62.5	153	140	9.3
650,000-699,999	6	9	-33.3	127	180	-29.4
700,000-749,999	5	4	25.0	102	70	45.7
750,000-799,999	10	9	11.1	122	105	16.2
800,000-849,999	6	6	0.0	45	34	32.4
850,000-899,999	2	2	0.0	79	72	9.7
900,000-949,999	2	2	0.0	36	20	80.0
950,000-999,999	2	0	N/A	40	49	-18.4
1,000,000-1,099,999	1	0	N/A	32	13	146.2
1,100,000-1,199,999	2	5	-60.0	40	50	-20.0
1,200,000-1,299,999	1	0	N/A	38	33	15.2
1,300,000-1,399,999	2	1	100.0	18	19	-5.3
1,400,000-1,499,999	1	2	-50.0	20	9	122.2
1,500,000-1,599,999	0	0	0.0	13	12	8.3
1,600,000-1,699,999	0	0	0.0	8	5	60.0
1,700,000-1,799,999	0	0	0.0	7	6	16.7
1,800,000-1,899,999	0	1	-100.0	2	4	-50.0
1,900,000-1,999,999	0	1	-100.0	5	4	25.0
2,000,000-2,249,999	0	0	0.0	8	4	100.0

**Active Listings**

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	6	4	50.0	12	10	20.0
2,500,000-2,749,999	2	2	0.0	7	6	16.7
2,750,000-2,999,999	2	1	100.0	3	7	-57.1
3,000,000-3,249,999	0	1	-100.0	0	1	-100.0
3,250,000-3,499,999	1	0	N/A	2	2	0.0
3,500,000-3,749,999	1	0	N/A	1	1	0.0
3,750,000-3,999,999	1	2	-50.0	2	3	-33.3
4,000,000-4,249,999	0	1	-100.0	0	2	-100.0
4,250,000-4,499,999	1	1	0.0	1	1	0.0
4,500,000-4,749,999	2	1	100.0	2	1	100.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	3	2	50.0	5	5	0.0
<b>Totals</b>	<b>875</b>	<b>754</b>	<b>16.0</b>	<b>4134</b>	<b>3889</b>	<b>6.3</b>

**New Listings**

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	0	0	0.0	9	7	28.6
2,500,000-2,749,999	2	0	N/A	5	2	150.0
2,750,000-2,999,999	0	0	0.0	3	3	0.0
3,000,000-3,249,999	0	0	0.0	0	1	-100.0
3,250,000-3,499,999	0	0	0.0	2	0	N/A
3,500,000-3,749,999	0	0	0.0	1	0	N/A
3,750,000-3,999,999	0	0	0.0	1	2	-50.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	1	-100.0
4,500,000-4,749,999	0	0	0.0	1	0	N/A
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	3	2	50.0
<b>Totals</b>	<b>215</b>	<b>224</b>	<b>-4.0</b>	<b>3453</b>	<b>3231</b>	<b>6.9</b>

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