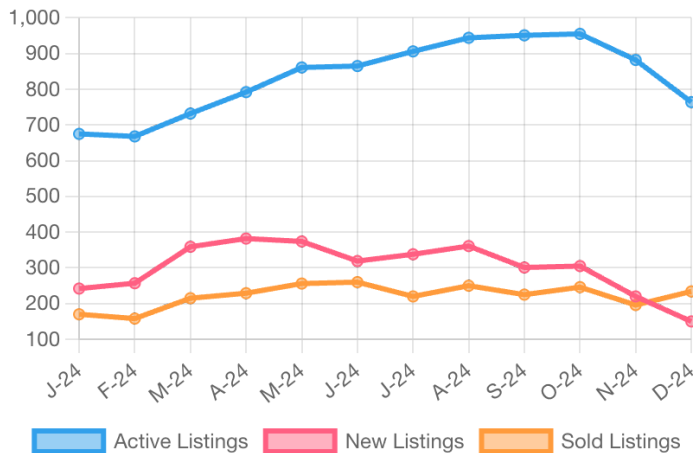


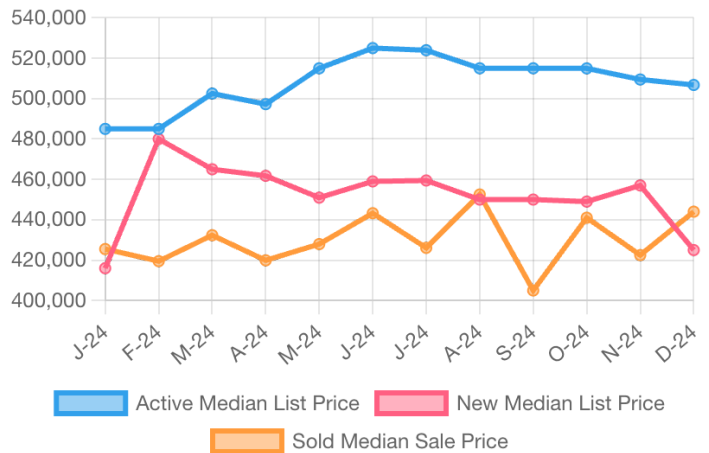
Market Summary

Jackson Residential, December 2024

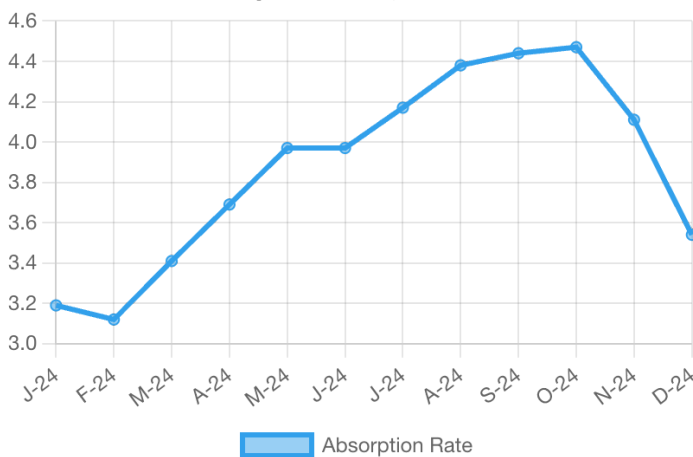
Number of Listings



Listing Prices



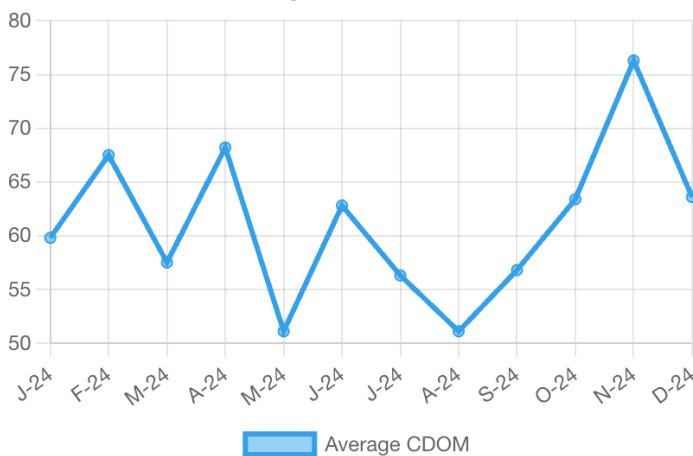
Absorption Rate, in Months



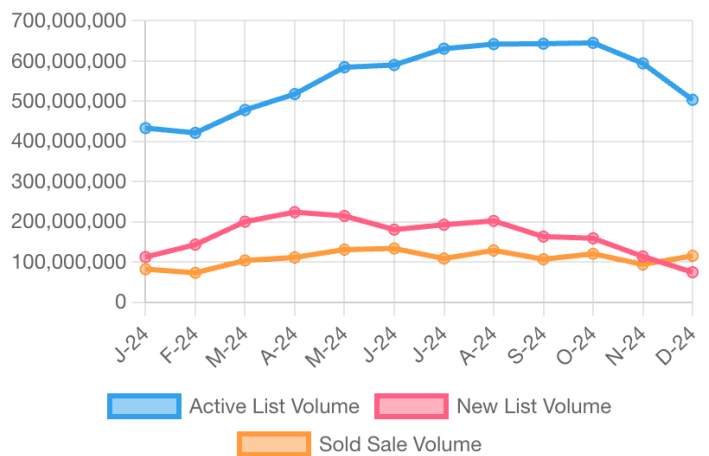
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Dec-24	Dec-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	3.54	3.54	0.00	3.87	3.14	23.25
Average List Price	\$659,094	\$647,414	1.80	\$564,430	\$553,818	1.92
Median List Price	\$506,750	\$485,000	4.48	\$459,000	\$450,000	2.00
Average Sale Price	\$493,410	\$469,037	5.20	\$493,247	\$481,419	2.46
Median Sale Price	\$444,000	\$415,000	6.99	\$429,000	\$420,000	2.14
Average CDOM	63	56	12.50	61	55	10.91
Median CDOM	41	37	10.81	28	25	12.00

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	1	0	N/A	10	11	-9.1
150,000-199,999	8	3	166.7	42	45	-6.7
200,000-249,999	5	7	-28.6	71	92	-22.8
250,000-299,999	15	12	25.0	170	211	-19.4
300,000-349,999	26	22	18.2	329	329	0.0
350,000-399,999	33	33	0.0	447	429	4.2
400,000-449,999	30	23	30.4	378	327	15.6
450,000-499,999	23	19	21.1	249	258	-3.5
500,000-549,999	14	9	55.6	215	154	39.6
550,000-599,999	24	8	200.0	167	149	12.1
600,000-649,999	15	3	400.0	129	96	34.4
650,000-699,999	12	7	71.4	89	124	-28.2
700,000-749,999	4	2	100.0	80	74	8.1
750,000-799,999	8	5	60.0	69	44	56.8
800,000-849,999	1	3	-66.7	33	33	0.0
850,000-899,999	6	4	50.0	41	32	28.1
900,000-949,999	1	2	-50.0	22	19	15.8
950,000-999,999	1	1	0.0	22	24	-8.3
1,000,000-1,099,999	1	2	-50.0	30	19	57.9

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	1	3	-66.7	36	45	-20.0
200,000-249,999	4	3	33.3	70	83	-15.7
250,000-299,999	15	9	66.7	187	228	-18.0
300,000-349,999	18	16	12.5	315	311	1.3
350,000-399,999	27	28	-3.6	476	448	6.3
400,000-449,999	39	16	143.8	378	318	18.9
450,000-499,999	19	19	0.0	282	283	-0.4
500,000-549,999	17	8	112.5	190	166	14.5
550,000-599,999	17	14	21.4	193	158	22.2
600,000-649,999	6	7	-14.3	118	105	12.4
650,000-699,999	4	6	-33.3	91	141	-35.5
700,000-749,999	5	1	400.0	71	50	42.0
750,000-799,999	3	2	50.0	90	59	52.5
800,000-849,999	2	0	N/A	34	20	70.0
850,000-899,999	4	1	300.0	50	46	8.7
900,000-949,999	1	1	0.0	13	18	-27.8
950,000-999,999	0	1	-100.0	26	31	-16.1
1,000,000-1,099,999	2	1	100.0	25	11	127.3

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	2	0	N/A	16	22	-27.3
1,200,000-1,299,999	0	0	0.0	18	9	100.0
1,300,000-1,399,999	2	1	100.0	9	7	28.6
1,400,000-1,499,999	1	1	0.0	4	6	-33.3
1,500,000-1,599,999	1	0	N/A	4	5	-20.0
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	0	0	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	234	167	40.1	2659	2537	4.8

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	1	2	-50.0	21	23	-8.7
1,200,000-1,299,999	0	0	0.0	22	15	46.7
1,300,000-1,399,999	0	0	0.0	10	7	42.9
1,400,000-1,499,999	0	0	0.0	7	3	133.3
1,500,000-1,599,999	1	0	N/A	9	4	125.0
1,600,000-1,699,999	0	0	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	0	0	0.0	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	1	-100.0	0	1	-100.0
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	186	139	33.8	2737	2601	5.2

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	3	2	50.0	17	9	88.9
150,000-199,999	14	9	55.6	57	59	-3.4
200,000-249,999	13	13	0.0	101	109	-7.3
250,000-299,999	40	46	-13.0	271	309	-12.3
300,000-349,999	71	68	4.4	460	429	7.2
350,000-399,999	77	96	-19.8	640	623	2.7
400,000-449,999	79	86	-8.1	517	478	8.2
450,000-499,999	81	77	5.2	451	428	5.4
500,000-549,999	51	39	30.8	286	243	17.7
550,000-599,999	61	58	5.2	314	257	22.2
600,000-649,999	33	39	-15.4	188	180	4.4
650,000-699,999	33	33	0.0	160	222	-27.9
700,000-749,999	24	16	50.0	119	91	30.8
750,000-799,999	33	35	-5.7	156	136	14.7
800,000-849,999	15	9	66.7	57	41	39.0
850,000-899,999	25	17	47.1	98	89	10.1
900,000-949,999	18	4	350.0	41	26	57.7
950,000-999,999	17	17	0.0	56	65	-13.8
1,000,000-1,099,999	7	5	40.0	40	25	60.0
1,100,000-1,199,999	13	16	-18.7	53	55	-3.6
1,200,000-1,299,999	4	13	-69.2	49	46	6.5
1,300,000-1,399,999	8	12	-33.3	30	25	20.0
1,400,000-1,499,999	8	6	33.3	26	14	85.7
1,500,000-1,599,999	8	9	-11.1	25	16	56.3
1,600,000-1,699,999	2	2	0.0	9	9	0.0
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	6	0.0
1,900,000-1,999,999	0	3	-100.0	8	7	14.3
2,000,000-2,249,999	4	1	300.0	10	4	150.0

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	1	0	N/A	15	9	66.7
150,000-199,999	2	4	-50.0	49	53	-7.5
200,000-249,999	4	6	-33.3	90	84	7.1
250,000-299,999	12	9	33.3	228	268	-14.9
300,000-349,999	18	26	-30.8	399	367	8.7
350,000-399,999	21	30	-30.0	547	540	1.3
400,000-449,999	23	19	21.1	444	406	9.4
450,000-499,999	16	22	-27.3	378	368	2.7
500,000-549,999	12	12	0.0	248	207	19.8
550,000-599,999	15	9	66.7	264	215	22.8
600,000-649,999	4	8	-50.0	157	148	6.1
650,000-699,999	1	7	-85.7	130	187	-30.5
700,000-749,999	4	3	33.3	104	73	42.5
750,000-799,999	4	2	100.0	125	107	16.8
800,000-849,999	1	1	0.0	47	35	34.3
850,000-899,999	4	1	300.0	82	73	12.3
900,000-949,999	1	1	0.0	38	22	72.7
950,000-999,999	1	2	-50.0	42	50	-16.0
1,000,000-1,099,999	1	3	-66.7	34	16	112.5
1,100,000-1,199,999	1	0	N/A	38	50	-24.0
1,200,000-1,299,999	0	1	-100.0	39	34	14.7
1,300,000-1,399,999	0	1	-100.0	18	20	-10.0
1,400,000-1,499,999	1	0	N/A	21	9	133.3
1,500,000-1,599,999	2	0	N/A	16	12	33.3
1,600,000-1,699,999	0	0	0.0	7	5	40.0
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	5	-60.0
1,900,000-1,999,999	0	0	0.0	5	4	25.0
2,000,000-2,249,999	1	0	N/A	9	4	125.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	5	4	25.0	12	10	20.0
2,500,000-2,749,999	3	2	50.0	7	6	16.7
2,750,000-2,999,999	2	0	N/A	3	7	-57.1
3,000,000-3,249,999	0	0	0.0	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	0	1	-100.0	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+	2	2	0.0	5	5	0.0
Totals	764	750	1.9	4289	4055	5.8

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	0	0	0.0	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
Totals	150	168	-10.7	3608	3398	6.2

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