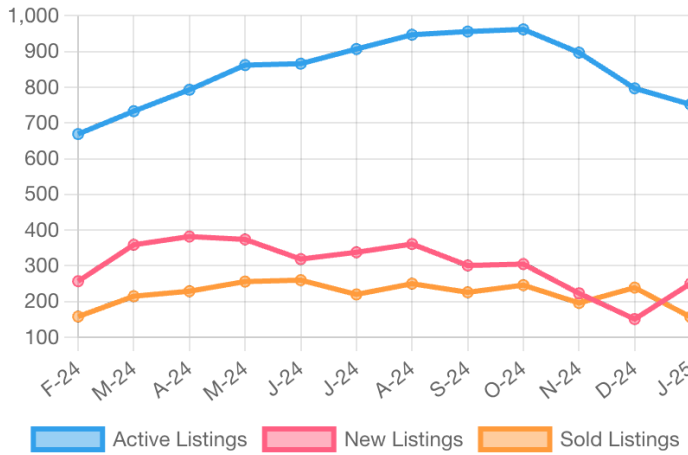


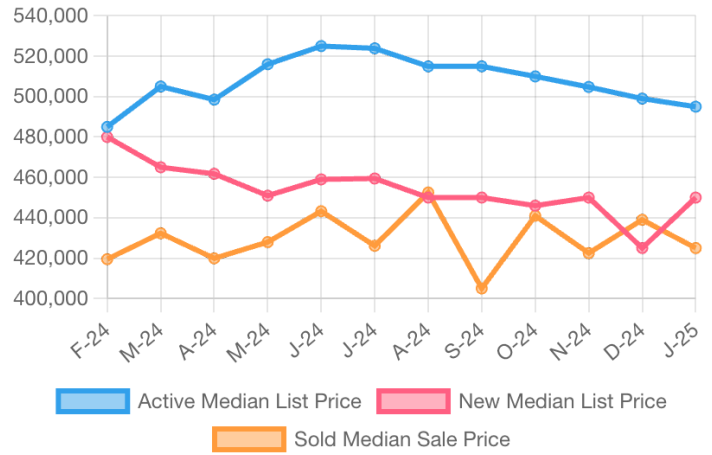
Market Summary

Jackson Residential, January 2025

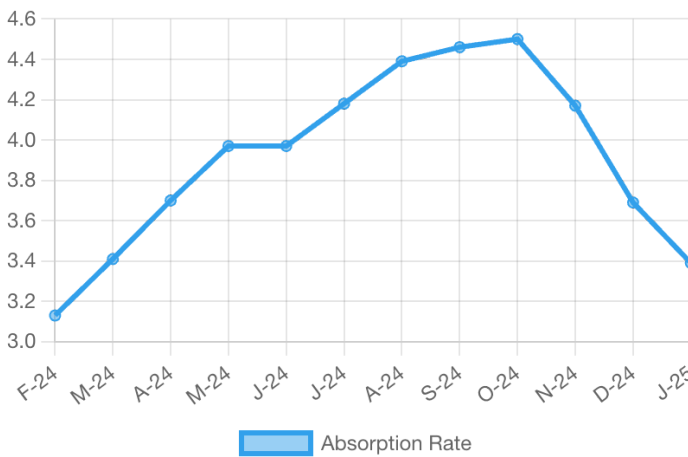
Number of Listings



Listing Prices



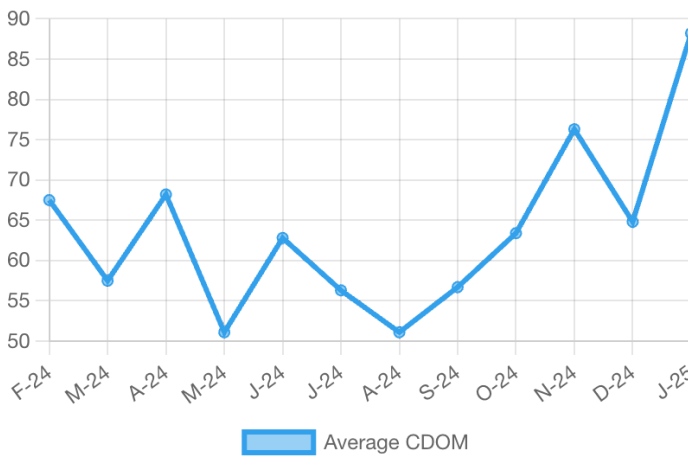
Absorption Rate, in Months



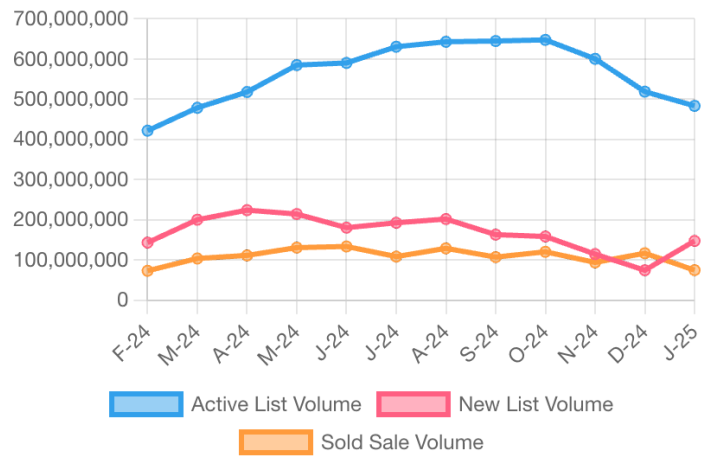
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jan-25	Jan-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	3.39	3.19	6.27	3.39	3.19	6.27
Average List Price	\$642,950	\$641,741	0.19	\$634,387	\$596,347	6.38
Median List Price	\$495,000	\$485,000	2.06	\$484,500	\$465,000	4.19
Average Sale Price	\$477,906	\$485,091	-1.48	\$477,774	\$485,091	-1.51
Median Sale Price	\$425,000	\$425,500	-0.12	\$427,000	\$425,500	0.35
Average CDOM	88	59	49.15	88	59	49.15
Median CDOM	41	43	-4.65	43	43	0.00

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	1	-100.0	0	1	-100.0
150,000-199,999	1	4	-75.0	1	4	-75.0
200,000-249,999	2	2	0.0	2	2	0.0
250,000-299,999	14	12	16.7	14	12	16.7
300,000-349,999	20	24	-16.7	20	24	-16.7
350,000-399,999	24	28	-14.3	24	28	-14.3
400,000-449,999	27	26	3.8	27	26	3.8
450,000-499,999	19	21	-9.5	19	21	-9.5
500,000-549,999	8	15	-46.7	8	15	-46.7
550,000-599,999	12	8	50.0	12	8	50.0
600,000-649,999	10	11	-9.1	10	11	-9.1
650,000-699,999	4	4	0.0	4	4	0.0
700,000-749,999	1	3	-66.7	1	3	-66.7
750,000-799,999	1	2	-50.0	1	2	-50.0
800,000-849,999	5	0	N/A	5	0	N/A
850,000-899,999	2	5	-60.0	2	5	-60.0
900,000-949,999	2	1	100.0	2	1	100.0
950,000-999,999	2	0	N/A	2	0	N/A
1,000,000-1,099,999	1	2	-50.0	1	2	-50.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	1	2	-50.0	1	2	-50.0
150,000-199,999	6	0	N/A	6	0	N/A
200,000-249,999	4	8	-50.0	4	8	-50.0
250,000-299,999	10	15	-33.3	10	15	-33.3
300,000-349,999	34	26	30.8	34	26	30.8
350,000-399,999	26	38	-31.6	26	38	-31.6
400,000-449,999	24	30	-20.0	24	30	-20.0
450,000-499,999	25	26	-3.8	25	26	-3.8
500,000-549,999	15	13	15.4	15	13	15.4
550,000-599,999	7	12	-41.7	7	12	-41.7
600,000-649,999	6	6	0.0	6	6	0.0
650,000-699,999	4	5	-20.0	4	5	-20.0
700,000-749,999	6	3	100.0	6	3	100.0
750,000-799,999	5	6	-16.7	5	6	-16.7
800,000-849,999	1	1	0.0	1	1	0.0
850,000-899,999	1	2	-50.0	1	2	-50.0
900,000-949,999	2	2	0.0	2	2	0.0
950,000-999,999	4	1	300.0	4	1	300.0
1,000,000-1,099,999	2	2	0.0	2	2	0.0

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	2	0	N/A	2	0	N/A
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
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	1	-100.0	0	1	-100.0
Totals	157	170	-7.6	157	170	-7.6

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	0	1	-100.0	0	1	-100.0
1,200,000-1,299,999	0	1	-100.0	0	1	-100.0
1,300,000-1,399,999	3	2	50.0	3	2	50.0
1,400,000-1,499,999	1	0	N/A	1	0	N/A
1,500,000-1,599,999	1	0	N/A	1	0	N/A
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	1	-100.0	0	1	-100.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
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	0	0	0.0
Totals	188	203	-7.4	188	203	-7.4

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	1	-100.0	0	1	-100.0
100,000-149,999	3	3	0.0	4	6	-33.3
150,000-199,999	14	11	27.3	21	14	50.0
200,000-249,999	14	14	0.0	18	21	-14.3
250,000-299,999	45	43	4.7	54	60	-10.0
300,000-349,999	78	58	34.5	108	88	22.7
350,000-399,999	87	92	-5.4	111	142	-21.8
400,000-449,999	76	74	2.7	110	101	8.9
450,000-499,999	75	62	21.0	105	95	10.5
500,000-549,999	56	37	51.4	72	57	26.3
550,000-599,999	52	49	6.1	71	71	0.0
600,000-649,999	28	34	-17.6	39	42	-7.1
650,000-699,999	34	33	3.0	43	39	10.3
700,000-749,999	21	16	31.3	30	18	66.7
750,000-799,999	32	29	10.3	38	36	5.6
800,000-849,999	13	10	30.0	15	11	36.4
850,000-899,999	21	18	16.7	24	19	26.3
900,000-949,999	11	3	266.7	14	5	180.0
950,000-999,999	16	14	14.3	21	15	40.0
1,000,000-1,099,999	7	5	40.0	9	7	28.6
1,100,000-1,199,999	13	16	-18.7	14	17	-17.6
1,200,000-1,299,999	3	9	-66.7	3	10	-70.0
1,300,000-1,399,999	9	9	0.0	11	12	-8.3
1,400,000-1,499,999	7	5	40.0	8	5	60.0
1,500,000-1,599,999	8	9	-11.1	8	9	-11.1
1,600,000-1,699,999	3	2	50.0	4	2	100.0
1,700,000-1,799,999	4	1	300.0	4	1	300.0
1,800,000-1,899,999	2	3	-33.3	2	4	-50.0
1,900,000-1,999,999	1	3	-66.7	1	3	-66.7
2,000,000-2,249,999	5	1	400.0	6	1	500.0

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	4	-100.0	0	4	-100.0
150,000-199,999	6	6	0.0	6	6	0.0
200,000-249,999	4	10	-60.0	4	10	-60.0
250,000-299,999	13	17	-23.5	13	17	-23.5
300,000-349,999	34	27	25.9	34	27	25.9
350,000-399,999	33	49	-32.7	33	49	-32.7
400,000-449,999	33	28	17.9	33	28	17.9
450,000-499,999	26	22	18.2	26	22	18.2
500,000-549,999	25	19	31.6	25	19	31.6
550,000-599,999	17	21	-19.0	17	21	-19.0
600,000-649,999	12	11	9.1	12	11	9.1
650,000-699,999	11	9	22.2	11	9	22.2
700,000-749,999	8	3	166.7	8	3	166.7
750,000-799,999	7	5	40.0	7	5	40.0
800,000-849,999	1	1	0.0	1	1	0.0
850,000-899,999	1	3	-66.7	1	3	-66.7
900,000-949,999	1	2	-50.0	1	2	-50.0
950,000-999,999	4	1	300.0	4	1	300.0
1,000,000-1,099,999	1	1	0.0	1	1	0.0
1,100,000-1,199,999	1	2	-50.0	1	2	-50.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	3	0	N/A	3	0	N/A
1,400,000-1,499,999	1	0	N/A	1	0	N/A
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	2	0	N/A	2	0	N/A
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	1	0	N/A	1	0	N/A
1,900,000-1,999,999	1	0	N/A	1	0	N/A
2,000,000-2,249,999	1	0	N/A	1	0	N/A

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	4	3	33.3	6	3	100.0
2,500,000-2,749,999	2	2	0.0	2	2	0.0
2,750,000-2,999,999	2	0	N/A	2	0	N/A
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	1	-100.0	1	1	0.0
3,750,000-3,999,999	1	1	0.0	1	1	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	1	-100.0	0	1	-100.0
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	3	2	50.0
Totals	752	675	11.4	986	923	6.8

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	2	0	N/A	2	0	N/A
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
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	1	-100.0	0	1	-100.0
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+	1	0	N/A	1	0	N/A
Totals	250	242	3.3	250	242	3.3

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