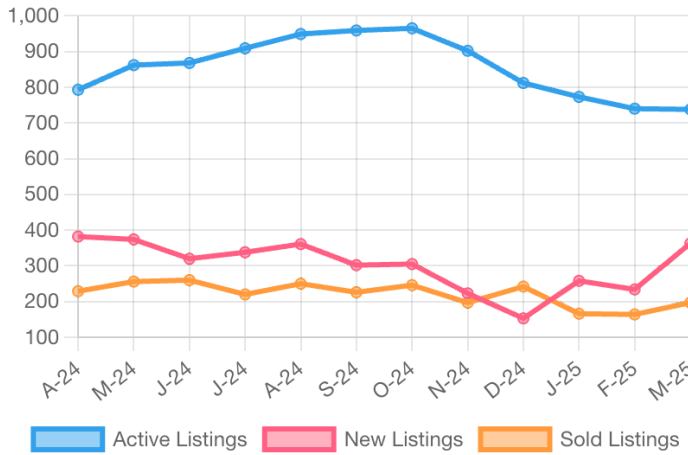


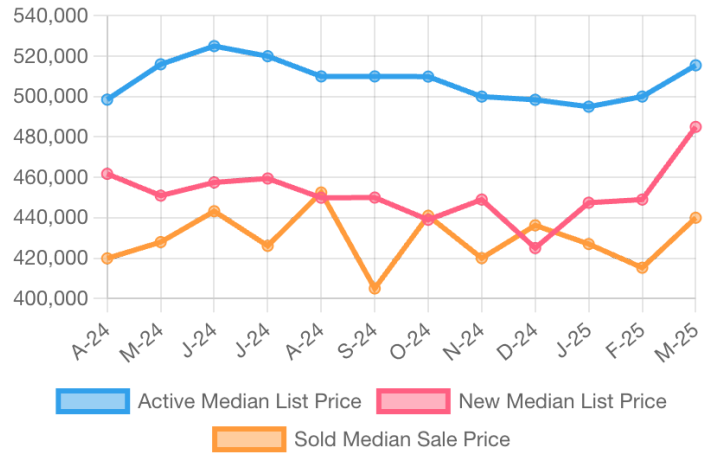
Market Summary

Jackson Residential, March 2025

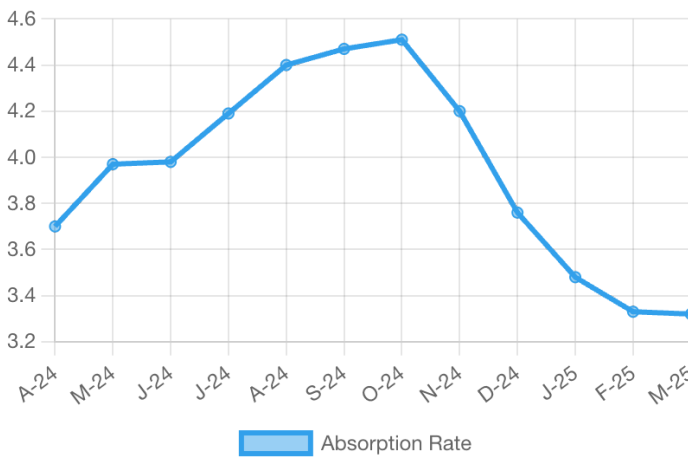
Number of Listings



Listing Prices



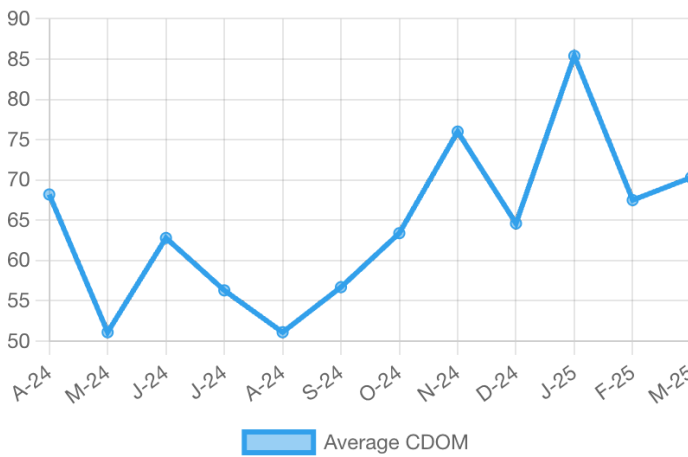
Absorption Rate, in Months



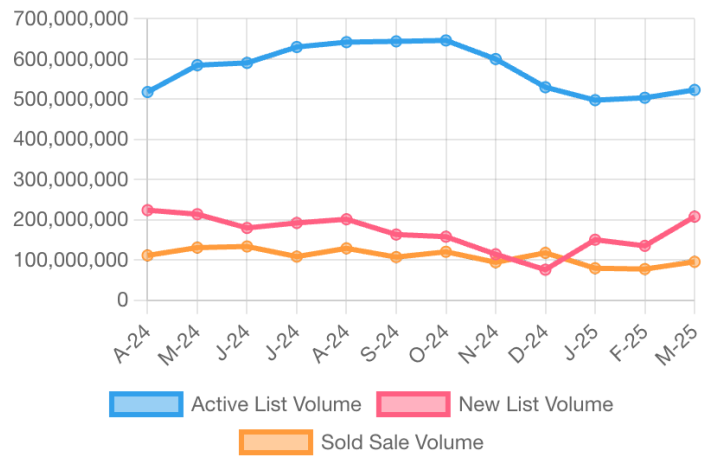
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Mar-25	Mar-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	3.32	3.41	-2.64	3.38	3.24	4.32
Average List Price	\$708,873	\$652,968	8.56	\$612,130	\$580,996	5.36
Median List Price	\$515,495	\$505,000	2.08	\$479,000	\$467,500	2.46
Average Sale Price	\$485,621	\$483,827	0.37	\$480,116	\$478,571	0.32
Median Sale Price	\$440,000	\$432,340	1.77	\$427,000	\$425,000	0.47
Average CDOM	70	57	22.81	74	61	21.31
Median CDOM	31	24	29.17	39	33	18.18

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	1	-100.0	0	2	-100.0
100,000-149,999	1	1	0.0	3	3	0.0
150,000-199,999	7	3	133.3	12	9	33.3
200,000-249,999	4	4	0.0	9	12	-25.0
250,000-299,999	13	16	-18.7	36	42	-14.3
300,000-349,999	21	21	0.0	70	63	11.1
350,000-399,999	31	39	-20.5	84	95	-11.6
400,000-449,999	28	27	3.7	84	77	9.1
450,000-499,999	26	21	23.8	59	57	3.5
500,000-549,999	15	23	-34.8	41	50	-18.0
550,000-599,999	8	18	-55.6	27	34	-20.6
600,000-649,999	9	9	0.0	24	29	-17.2
650,000-699,999	8	7	14.3	16	15	6.7
700,000-749,999	2	1	100.0	7	10	-30.0
750,000-799,999	5	8	-37.5	9	12	-25.0
800,000-849,999	5	4	25.0	12	5	140.0
850,000-899,999	4	3	33.3	8	9	-11.1
900,000-949,999	1	1	0.0	3	3	0.0
950,000-999,999	3	0	N/A	5	0	N/A
1,000,000-1,099,999	2	4	-50.0	4	7	-42.9

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	1	-100.0
100,000-149,999	1	1	0.0	2	3	-33.3
150,000-199,999	3	5	-40.0	14	7	100.0
200,000-249,999	7	5	40.0	16	19	-15.8
250,000-299,999	20	19	5.3	42	48	-12.5
300,000-349,999	42	21	100.0	101	70	44.3
350,000-399,999	55	47	17.0	119	121	-1.7
400,000-449,999	38	26	46.2	90	79	13.9
450,000-499,999	24	29	-17.2	73	73	0.0
500,000-549,999	24	20	20.0	52	50	4.0
550,000-599,999	20	12	66.7	42	39	7.7
600,000-649,999	5	12	-58.3	21	27	-22.2
650,000-699,999	13	8	62.5	23	21	9.5
700,000-749,999	4	5	-20.0	14	10	40.0
750,000-799,999	12	8	50.0	24	24	0.0
800,000-849,999	5	2	150.0	7	6	16.7
850,000-899,999	2	5	-60.0	8	9	-11.1
900,000-949,999	3	1	200.0	6	4	50.0
950,000-999,999	4	3	33.3	10	7	42.9
1,000,000-1,099,999	1	3	-66.7	5	6	-16.7

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	2	0	N/A	8	1	700.0
1,200,000-1,299,999	0	4	-100.0	0	6	-100.0
1,300,000-1,399,999	1	0	N/A	4	0	N/A
1,400,000-1,499,999	1	0	N/A	2	0	N/A
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	1	-100.0
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	0	0.0	0	1	-100.0
Totals	197	215	-8.4	527	543	-2.9

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	7	2	250.0	13	4	225.0
1,200,000-1,299,999	1	3	-66.7	1	5	-80.0
1,300,000-1,399,999	2	0	N/A	6	2	200.0
1,400,000-1,499,999	2	2	0.0	3	2	50.0
1,500,000-1,599,999	1	1	0.0	2	1	100.0
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	1	-100.0	0	2	-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	1	0	N/A	1	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	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	297	241	23.2	696	640	8.8

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	1	-100.0
100,000-149,999	3	5	-40.0	5	8	-37.5
150,000-199,999	10	12	-16.7	29	19	52.6
200,000-249,999	14	9	55.6	31	34	-8.8
250,000-299,999	53	40	32.5	96	97	-1.0
300,000-349,999	58	72	-19.4	167	159	5.0
350,000-399,999	76	93	-18.3	197	225	-12.4
400,000-449,999	78	78	0.0	186	176	5.7
450,000-499,999	66	55	20.0	163	159	2.5
500,000-549,999	58	49	18.4	134	113	18.6
550,000-599,999	53	58	-8.6	116	111	4.5
600,000-649,999	27	42	-35.7	60	73	-17.8
650,000-699,999	33	33	0.0	63	55	14.5
700,000-749,999	26	21	23.8	51	34	50.0
750,000-799,999	32	34	-5.9	63	63	0.0
800,000-849,999	14	10	40.0	28	15	86.7
850,000-899,999	18	20	-10.0	35	35	0.0
900,000-949,999	11	8	37.5	21	15	40.0
950,000-999,999	13	13	0.0	29	22	31.8
1,000,000-1,099,999	4	7	-42.9	11	16	-31.2
1,100,000-1,199,999	17	16	6.3	28	21	33.3
1,200,000-1,299,999	10	14	-28.6	16	21	-23.8
1,300,000-1,399,999	11	6	83.3	18	16	12.5
1,400,000-1,499,999	8	5	60.0	10	8	25.0
1,500,000-1,599,999	3	6	-50.0	6	11	-45.5
1,600,000-1,699,999	4	3	33.3	6	3	100.0
1,700,000-1,799,999	4	1	300.0	4	1	300.0
1,800,000-1,899,999	2	2	0.0	2	5	-60.0
1,900,000-1,999,999	4	6	-33.3	4	6	-33.3
2,000,000-2,249,999	5	1	400.0	6	2	200.0

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	1	0	N/A	1	6	-83.3
150,000-199,999	5	2	150.0	14	11	27.3
200,000-249,999	5	10	-50.0	14	23	-39.1
250,000-299,999	15	19	-21.1	50	54	-7.4
300,000-349,999	37	42	-11.9	98	98	0.0
350,000-399,999	46	51	-9.8	118	132	-10.6
400,000-449,999	43	43	0.0	107	103	3.9
450,000-499,999	41	44	-6.8	81	86	-5.8
500,000-549,999	30	33	-9.1	81	75	8.0
550,000-599,999	31	19	63.2	68	61	11.5
600,000-649,999	9	14	-35.7	29	42	-31.0
650,000-699,999	16	11	45.5	31	26	19.2
700,000-749,999	10	8	25.0	25	18	38.9
750,000-799,999	22	15	46.7	34	32	6.3
800,000-849,999	9	2	350.0	12	5	140.0
850,000-899,999	8	9	-11.1	14	19	-26.3
900,000-949,999	4	6	-33.3	6	11	-45.5
950,000-999,999	6	5	20.0	14	9	55.6
1,000,000-1,099,999	2	7	-71.4	3	10	-70.0
1,100,000-1,199,999	7	1	600.0	14	6	133.3
1,200,000-1,299,999	7	5	40.0	10	11	-9.1
1,300,000-1,399,999	2	4	-50.0	7	4	75.0
1,400,000-1,499,999	2	3	-33.3	3	3	0.0
1,500,000-1,599,999	0	1	-100.0	1	2	-50.0
1,600,000-1,699,999	0	1	-100.0	4	1	300.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	1	1	0.0
1,900,000-1,999,999	1	1	0.0	3	3	0.0
2,000,000-2,249,999	1	1	0.0	2	1	100.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	7	4	75.0	8	4	100.0
2,500,000-2,749,999	2	2	0.0	2	3	-33.3
2,750,000-2,999,999	4	1	300.0	4	1	300.0
3,000,000-3,249,999	1	0	N/A	1	0	N/A
3,250,000-3,499,999	0	0	0.0	1	0	N/A
3,500,000-3,749,999	0	1	-100.0	1	1	0.0
3,750,000-3,999,999	3	2	50.0	3	2	50.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
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	3	2	50.0
Totals	738	733	0.7	1611	1539	4.7

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	2	0	N/A	4	1	300.0
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	0	0	0.0	2	1	100.0
3,000,000-3,249,999	1	0	N/A	1	0	N/A
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	1	-100.0
3,750,000-3,999,999	0	1	-100.0	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	0	0.0	0	0	0.0
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	1	0	N/A
Totals	363	359	1.1	855	858	-0.3

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