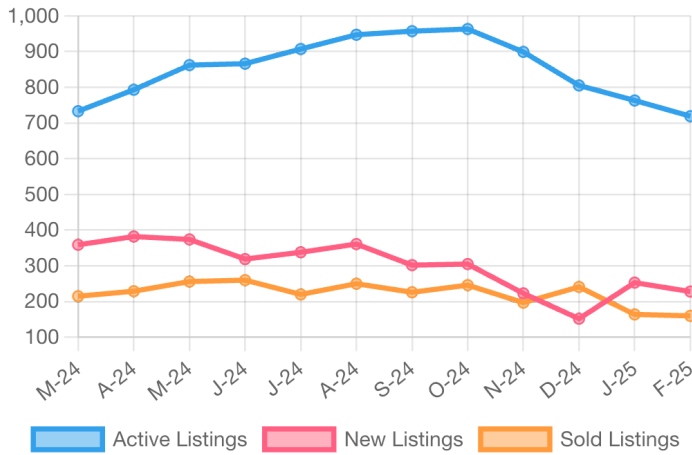


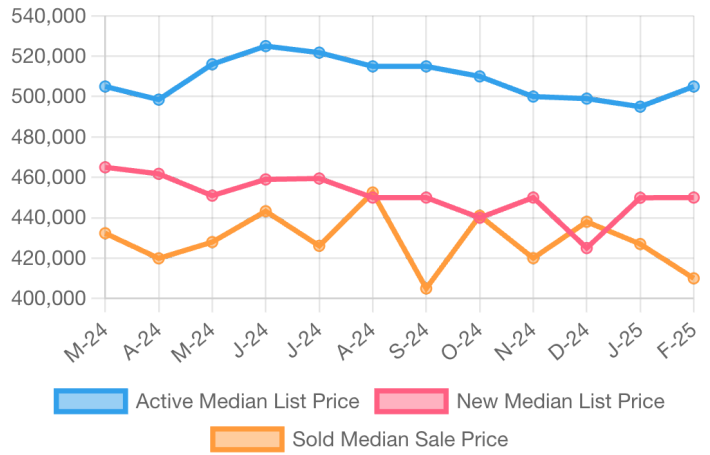
# Market Summary

## Jackson Residential, February 2025

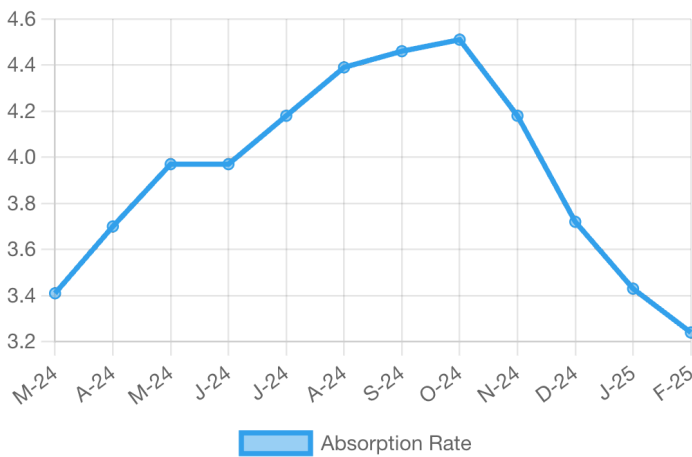
Number of Listings



Listing Prices



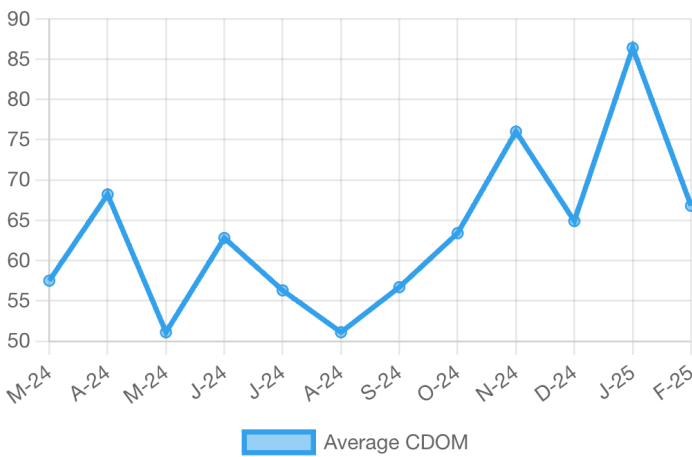
Absorption Rate, in Months



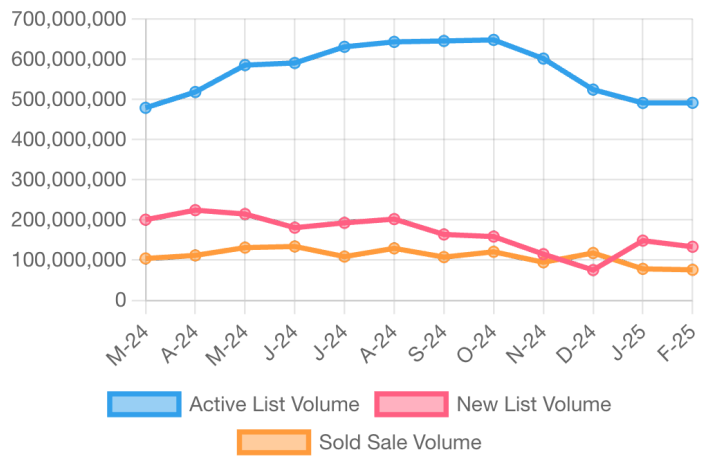
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Feb-25	Feb-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	3.24	3.13	3.51	3.33	3.16	5.38
Average List Price	\$683,106	\$630,526	8.34	\$623,918	\$587,967	6.11
Median List Price	\$505,000	\$485,000	4.12	\$479,000	\$469,000	2.13
Average Sale Price	\$473,923	\$464,404	2.05	\$475,284	\$475,126	0.03
Median Sale Price	\$410,000	\$419,500	-2.26	\$424,950	\$425,000	-0.01
Average CDOM	66	67	-1.49	77	63	22.22
Median CDOM	37	29	27.59	43	38	13.16

Sold 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	2	1	100.0	2	2	0.0
150,000-199,999	4	2	100.0	5	6	-16.7
200,000-249,999	3	6	-50.0	5	8	-37.5
250,000-299,999	9	14	-35.7	23	26	-11.5
300,000-349,999	27	18	50.0	48	42	14.3
350,000-399,999	27	28	-3.6	52	56	-7.1
400,000-449,999	27	24	12.5	56	50	12.0
450,000-499,999	12	15	-20.0	32	36	-11.1
500,000-549,999	16	12	33.3	24	27	-11.1
550,000-599,999	5	8	-37.5	19	16	18.8
600,000-649,999	5	9	-44.4	15	20	-25.0
650,000-699,999	4	4	0.0	8	8	0.0
700,000-749,999	4	6	-33.3	5	9	-44.4
750,000-799,999	3	2	50.0	4	4	0.0
800,000-849,999	2	1	100.0	7	1	600.0
850,000-899,999	2	1	100.0	4	6	-33.3
900,000-949,999	0	1	-100.0	2	2	0.0
950,000-999,999	0	0	0.0	2	0	N/A
1,000,000-1,099,999	1	1	0.0	2	3	-33.3

Pending 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	0	0	0.0	1	2	-50.0
150,000-199,999	8	2	300.0	12	2	500.0
200,000-249,999	6	6	0.0	10	14	-28.6
250,000-299,999	16	14	14.3	25	29	-13.8
300,000-349,999	27	23	17.4	60	49	22.4
350,000-399,999	37	36	2.8	62	74	-16.2
400,000-449,999	31	23	34.8	53	53	0.0
450,000-499,999	24	18	33.3	47	44	6.8
500,000-549,999	16	17	-5.9	29	30	-3.3
550,000-599,999	14	15	-6.7	21	27	-22.2
600,000-649,999	10	9	11.1	16	15	6.7
650,000-699,999	7	8	-12.5	10	13	-23.1
700,000-749,999	4	2	100.0	10	5	100.0
750,000-799,999	7	10	-30.0	12	16	-25.0
800,000-849,999	1	3	-66.7	2	4	-50.0
850,000-899,999	6	2	200.0	7	4	75.0
900,000-949,999	1	1	0.0	3	3	0.0
950,000-999,999	3	3	0.0	7	4	75.0
1,000,000-1,099,999	2	1	100.0	4	3	33.3

**Sold Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	3	1	200.0	5	1	400.0
1,200,000-1,299,999	0	2	-100.0	0	2	-100.0
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	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	1	-100.0	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	160	158	1.3	324	328	-1.2

**Pending Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	5	1	400.0	5	2	150.0
1,200,000-1,299,999	0	1	-100.0	0	2	-100.0
1,300,000-1,399,999	1	0	N/A	4	2	100.0
1,400,000-1,499,999	0	0	0.0	1	0	N/A
1,500,000-1,599,999	0	0	0.0	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	0	0.0	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	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	227	196	15.8	403	399	1.0

**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	6	-50.0	4	8	-50.0
150,000-199,999	12	15	-20.0	24	17	41.2
200,000-249,999	15	10	50.0	24	24	0.0
250,000-299,999	44	47	-6.4	77	78	-1.3
300,000-349,999	67	55	21.8	131	117	12.0
350,000-399,999	77	97	-20.6	150	174	-13.8
400,000-449,999	76	70	8.6	137	133	3.0
450,000-499,999	58	57	1.8	116	115	0.9
500,000-549,999	63	40	57.5	102	80	27.5
550,000-599,999	53	56	-5.4	90	92	-2.2
600,000-649,999	35	30	16.7	50	60	-16.7
650,000-699,999	30	32	-6.2	48	43	11.6
700,000-749,999	23	18	27.8	37	26	42.3
750,000-799,999	30	26	15.4	47	48	-2.1
800,000-849,999	12	9	33.3	16	13	23.1
850,000-899,999	17	19	-10.5	27	26	3.8
900,000-949,999	14	4	250.0	19	9	111.1
950,000-999,999	12	12	0.0	23	17	35.3
1,000,000-1,099,999	6	5	20.0	9	9	0.0
1,100,000-1,199,999	12	14	-14.3	19	20	-5.0
1,200,000-1,299,999	4	10	-60.0	7	16	-56.2
1,300,000-1,399,999	5	5	0.0	12	12	0.0
1,400,000-1,499,999	8	5	60.0	9	5	80.0
1,500,000-1,599,999	8	5	60.0	10	10	0.0
1,600,000-1,699,999	4	2	100.0	6	2	200.0
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	2	4	-50.0	2	5	-60.0
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	2	-100.0	0	6	-100.0
150,000-199,999	3	3	0.0	9	9	0.0
200,000-249,999	4	3	33.3	8	13	-38.5
250,000-299,999	20	18	11.1	34	35	-2.9
300,000-349,999	26	29	-10.3	59	56	5.4
350,000-399,999	33	32	3.1	68	81	-16.0
400,000-449,999	26	32	-18.7	61	60	1.7
450,000-499,999	16	20	-20.0	38	42	-9.5
500,000-549,999	21	23	-8.7	50	42	19.0
550,000-599,999	21	21	0.0	39	42	-7.1
600,000-649,999	9	18	-50.0	20	29	-31.0
650,000-699,999	7	5	40.0	17	14	21.4
700,000-749,999	5	7	-28.6	13	10	30.0
750,000-799,999	7	12	-41.7	15	17	-11.8
800,000-849,999	2	2	0.0	2	3	-33.3
850,000-899,999	4	7	-42.9	5	10	-50.0
900,000-949,999	2	3	-33.3	4	5	-20.0
950,000-999,999	4	3	33.3	8	4	100.0
1,000,000-1,099,999	0	2	-100.0	1	3	-66.7
1,100,000-1,199,999	5	3	66.7	5	5	0.0
1,200,000-1,299,999	3	6	-50.0	3	6	-50.0
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	1	1	0.0	1	1	0.0
1,600,000-1,699,999	2	0	N/A	4	0	N/A
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	1	-100.0	1	1	0.0
1,900,000-1,999,999	1	2	-50.0	2	2	0.0
2,000,000-2,249,999	0	0	0.0	1	0	N/A

**Active Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	5	4	25.0	6	4	50.0
2,500,000-2,749,999	2	2	0.0	2	2	0.0
2,750,000-2,999,999	3	0	N/A	4	1	300.0
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	1	-100.0	1	1	0.0
3,750,000-3,999,999	2	1	100.0	2	1	100.0
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	3	1	200.0	3	1	200.0
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
<b>Totals</b>	<b>719</b>	<b>669</b>	<b>7.5</b>	<b>1230</b>	<b>1180</b>	<b>4.2</b>

**New Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	0	1	-100.0	2	1	100.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	2	1	100.0	2	1	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	1	-100.0
3,750,000-3,999,999	1	0	N/A	1	0	N/A
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	1	0	N/A	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
<b>Totals</b>	<b>228</b>	<b>257</b>	<b>-11.3</b>	<b>481</b>	<b>499</b>	<b>-3.6</b>

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