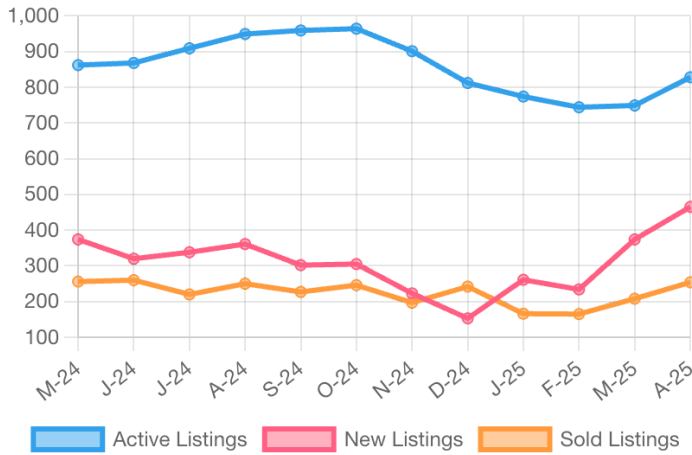


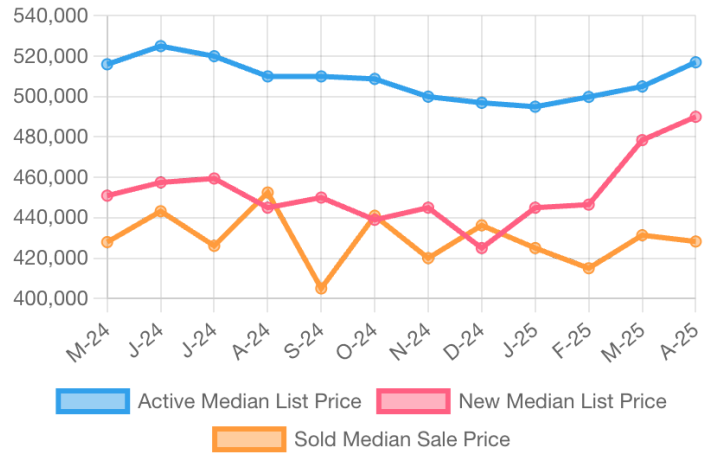
# Market Summary

## Jackson Residential, April 2025

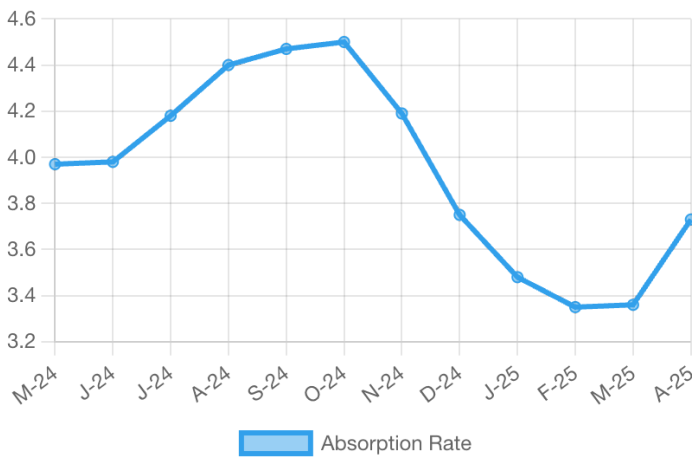
**Number of Listings**



**Listing Prices**



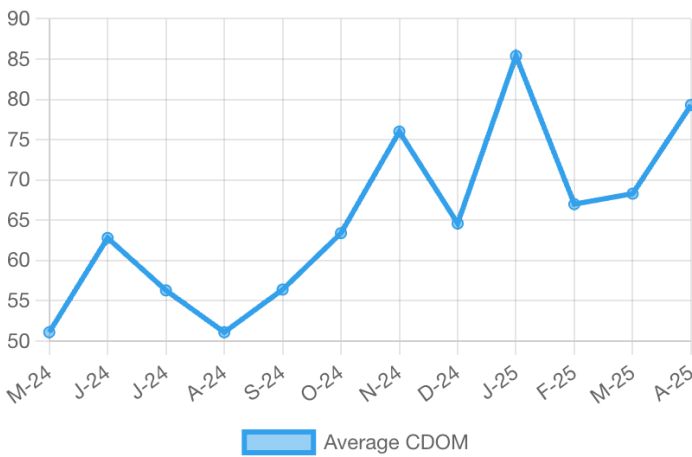
**Absorption Rate, in Months**



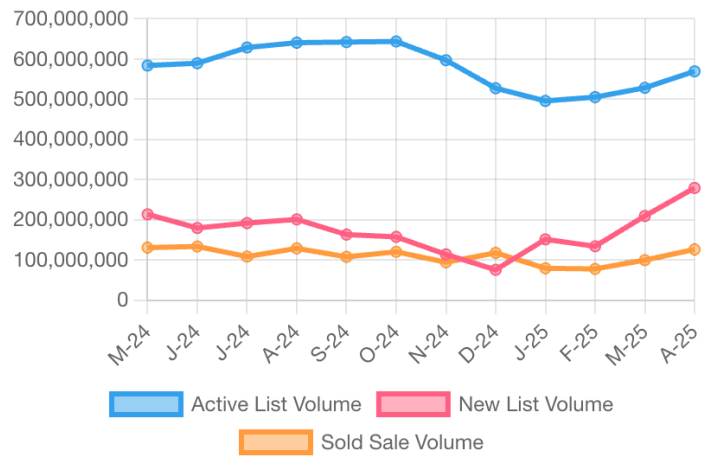
**Sold to List Ratio**



**Days on Market**



**Price Volume**



Summary Statistics

	Apr-25	Apr-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	3.73	3.69	1.08	3.48	3.35	3.88
Average List Price	\$687,635	\$652,776	5.34	\$604,620	\$581,871	3.91
Median List Price	\$517,000	\$498,500	3.71	\$478,800	\$465,000	2.97
Average Sale Price	\$498,226	\$487,597	2.18	\$484,115	\$481,014	0.64
Median Sale Price	\$428,250	\$419,900	1.99	\$425,000	\$425,000	0.00
Average CDOM	79	68	16.18	75	63	19.05
Median CDOM	23	24	-4.17	33	31	6.45

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	2	-100.0
100,000-149,999	2	0	N/A	5	3	66.7
150,000-199,999	5	2	150.0	17	11	54.5
200,000-249,999	3	4	-25.0	12	16	-25.0
250,000-299,999	15	22	-31.8	52	64	-18.7
300,000-349,999	41	27	51.9	115	91	26.4
350,000-399,999	38	40	-5.0	126	135	-6.7
400,000-449,999	37	31	19.4	124	108	14.8
450,000-499,999	23	22	4.5	82	79	3.8
500,000-549,999	21	18	16.7	62	68	-8.8
550,000-599,999	19	10	90.0	45	44	2.3
600,000-649,999	12	16	-25.0	36	45	-20.0
650,000-699,999	5	7	-28.6	21	22	-4.5
700,000-749,999	5	5	0.0	12	15	-20.0
750,000-799,999	8	5	60.0	18	17	5.9
800,000-849,999	2	4	-50.0	14	9	55.6
850,000-899,999	4	3	33.3	12	12	0.0
900,000-949,999	2	6	-66.7	5	9	-44.4
950,000-999,999	3	1	200.0	8	1	700.0
1,000,000-1,099,999	1	2	-50.0	5	9	-44.4

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	3	4	-25.0
150,000-199,999	8	2	300.0	22	9	144.4
200,000-249,999	7	4	75.0	23	23	0.0
250,000-299,999	24	15	60.0	66	63	4.8
300,000-349,999	26	32	-18.7	125	102	22.5
350,000-399,999	45	42	7.1	160	163	-1.8
400,000-449,999	48	38	26.3	136	117	16.2
450,000-499,999	28	20	40.0	101	93	8.6
500,000-549,999	25	16	56.3	78	66	18.2
550,000-599,999	20	16	25.0	61	55	10.9
600,000-649,999	13	16	-18.7	33	43	-23.3
650,000-699,999	11	7	57.1	32	28	14.3
700,000-749,999	8	6	33.3	22	16	37.5
750,000-799,999	6	11	-45.5	30	35	-14.3
800,000-849,999	6	2	200.0	13	8	62.5
850,000-899,999	7	2	250.0	16	11	45.5
900,000-949,999	2	1	100.0	6	5	20.0
950,000-999,999	0	0	0.0	10	7	42.9
1,000,000-1,099,999	2	2	0.0	6	8	-25.0

**Sold Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	3	1	200.0	11	2	450.0
1,200,000-1,299,999	1	1	0.0	1	7	-85.7
1,300,000-1,399,999	0	1	-100.0	4	1	300.0
1,400,000-1,499,999	0	0	0.0	2	0	N/A
1,500,000-1,599,999	2	0	N/A	2	0	N/A
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	1	1	0.0	1	2	-50.0
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	1	0	N/A	1	0	N/A
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	254	229	10.9	793	773	2.6

**Pending Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	0	4	-100.0	12	8	50.0
1,200,000-1,299,999	4	3	33.3	5	8	-37.5
1,300,000-1,399,999	1	3	-66.7	7	5	40.0
1,400,000-1,499,999	2	1	100.0	5	3	66.7
1,500,000-1,599,999	2	2	0.0	4	3	33.3
1,600,000-1,699,999	1	0	N/A	1	0	N/A
1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	1	0	N/A	1	0	N/A
2,250,000-2,499,999	0	0	0.0	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	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	1	0	N/A	1	0	N/A
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	0	0	0.0
Totals	301	246	22.4	982	886	10.8

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	4	5	-20.0	8	9	-11.1
150,000-199,999	8	11	-27.3	34	21	61.9
200,000-249,999	19	16	18.8	42	42	0.0
250,000-299,999	56	41	36.6	125	124	0.8
300,000-349,999	55	80	-31.2	203	200	1.5
350,000-399,999	82	85	-3.5	269	277	-2.9
400,000-449,999	93	94	-1.1	243	225	8.0
450,000-499,999	84	74	13.5	212	197	7.6
500,000-549,999	58	49	18.4	162	135	20.0
550,000-599,999	65	72	-9.7	155	139	11.5
600,000-649,999	27	37	-27.0	82	94	-12.8
650,000-699,999	37	32	15.6	83	70	18.6
700,000-749,999	37	23	60.9	69	47	46.8
750,000-799,999	37	31	19.4	79	71	11.3
800,000-849,999	22	12	83.3	42	22	90.9
850,000-899,999	23	21	9.5	50	45	11.1
900,000-949,999	11	11	0.0	23	17	35.3
950,000-999,999	12	12	0.0	32	23	39.1
1,000,000-1,099,999	7	6	16.7	16	21	-23.8
1,100,000-1,199,999	20	17	17.6	38	30	26.7
1,200,000-1,299,999	9	11	-18.2	15	30	-50.0
1,300,000-1,399,999	13	10	30.0	27	18	50.0
1,400,000-1,499,999	6	7	-14.3	13	10	30.0
1,500,000-1,599,999	5	5	0.0	13	12	8.3
1,600,000-1,699,999	3	4	-25.0	5	4	25.0
1,700,000-1,799,999	4	2	100.0	5	3	66.7
1,800,000-1,899,999	1	2	-50.0	2	6	-66.7
1,900,000-1,999,999	6	6	0.0	7	6	16.7
2,000,000-2,249,999	4	2	100.0	7	2	250.0

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	2	1	100.0	4	7	-42.9
150,000-199,999	5	2	150.0	18	13	38.5
200,000-249,999	5	8	-37.5	24	31	-22.6
250,000-299,999	28	26	7.7	78	80	-2.5
300,000-349,999	29	42	-31.0	133	140	-5.0
350,000-399,999	59	52	13.5	188	184	2.2
400,000-449,999	67	49	36.7	167	152	9.9
450,000-499,999	44	38	15.8	129	124	4.0
500,000-549,999	31	22	40.9	111	97	14.4
550,000-599,999	40	28	42.9	109	89	22.5
600,000-649,999	25	21	19.0	51	63	-19.0
650,000-699,999	17	14	21.4	50	41	22.0
700,000-749,999	17	13	30.8	42	31	35.5
750,000-799,999	15	10	50.0	49	41	19.5
800,000-849,999	14	6	133.3	25	11	127.3
850,000-899,999	12	9	33.3	28	28	0.0
900,000-949,999	6	3	100.0	9	14	-35.7
950,000-999,999	7	1	600.0	21	10	110.0
1,000,000-1,099,999	5	5	0.0	8	15	-46.7
1,100,000-1,199,999	8	9	-11.1	23	15	53.3
1,200,000-1,299,999	3	9	-66.7	10	20	-50.0
1,300,000-1,399,999	7	1	600.0	14	5	180.0
1,400,000-1,499,999	5	2	150.0	8	5	60.0
1,500,000-1,599,999	7	2	250.0	8	4	100.0
1,600,000-1,699,999	0	1	-100.0	4	2	100.0
1,700,000-1,799,999	1	2	-50.0	1	2	-50.0
1,800,000-1,899,999	0	1	-100.0	1	2	-50.0
1,900,000-1,999,999	2	0	N/A	5	3	66.7
2,000,000-2,249,999	2	0	N/A	4	1	300.0

**Active Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	6	4	50.0	8	5	60.0
2,500,000-2,749,999	2	2	0.0	2	4	-50.0
2,750,000-2,999,999	3	1	200.0	5	2	150.0
3,000,000-3,249,999	1	0	N/A	1	0	N/A
3,250,000-3,499,999	1	0	N/A	1	1	0.0
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	1	0	N/A
4,250,000-4,499,999	0	1	-100.0	1	1	0.0
4,500,000-4,749,999	1	1	0.0	2	1	100.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	3	3	0.0	3	3	0.0
<b>Totals</b>	<b>828</b>	<b>793</b>	<b>4.4</b>	<b>2089</b>	<b>1921</b>	<b>8.7</b>

**New Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	0	1	-100.0	4	2	100.0
2,500,000-2,749,999	0	1	-100.0	0	2	-100.0
2,750,000-2,999,999	1	1	0.0	3	2	50.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	0	1	-100.0	0	1	-100.0
3,500,000-3,749,999	0	0	0.0	0	1	-100.0
3,750,000-3,999,999	0	0	0.0	1	1	0.0
4,000,000-4,249,999	1	0	N/A	1	0	N/A
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	1	-100.0	1	1	0.0
<b>Totals</b>	<b>465</b>	<b>382</b>	<b>21.7</b>	<b>1334</b>	<b>1240</b>	<b>7.6</b>

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