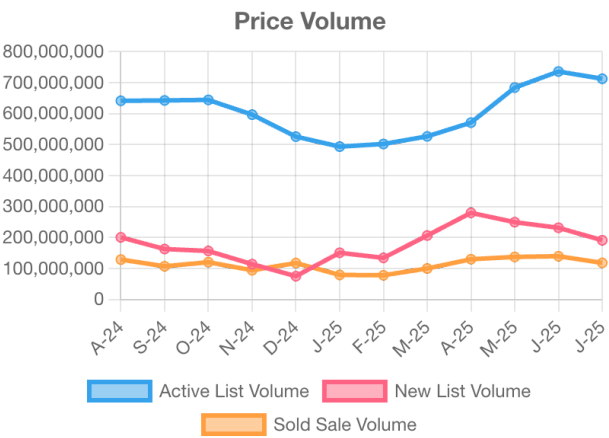
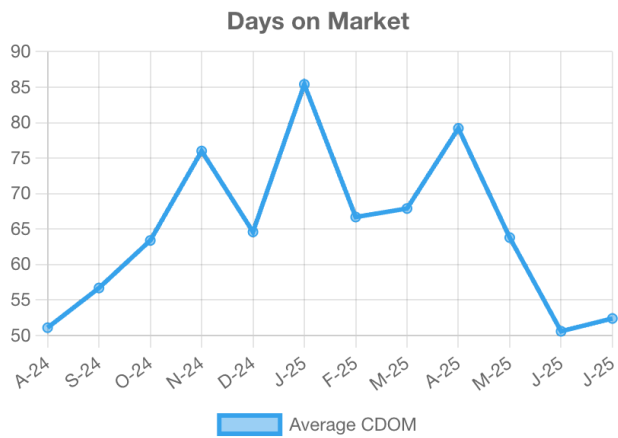
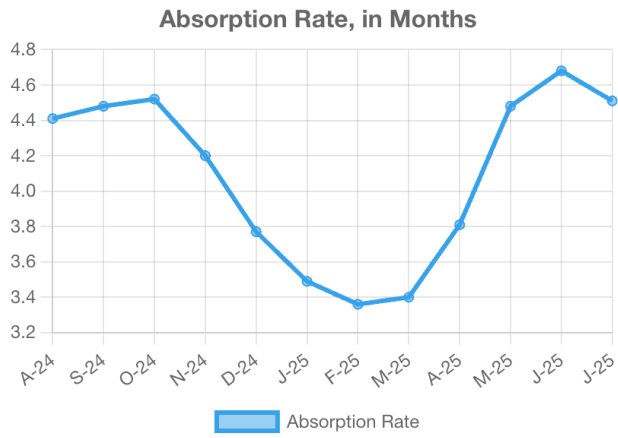
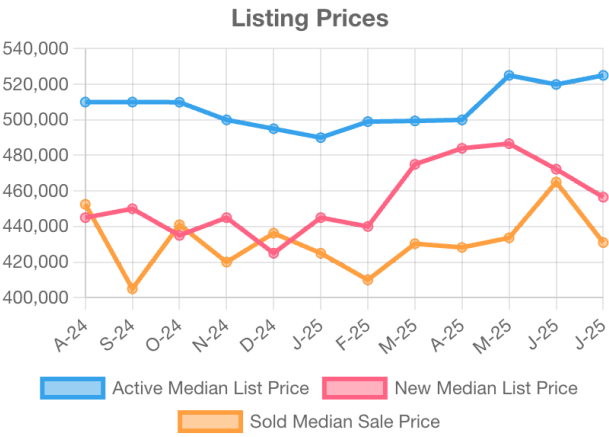
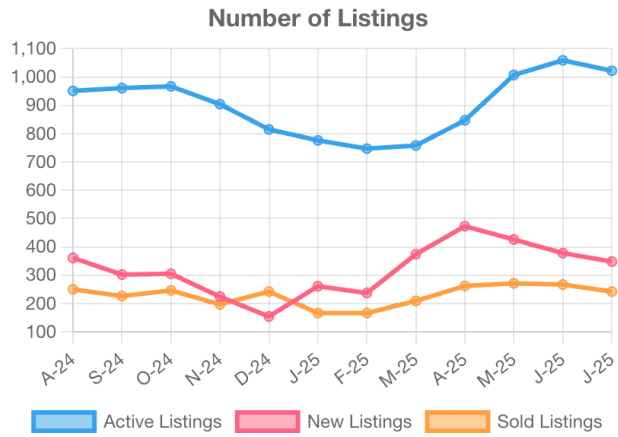


Market Summary

Jackson Residential, July 2025



Summary Statistics

	Jul-25	Jul-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	4.51	4.19	7.64	3.96	3.65	8.49
Average List Price (Actives)	\$697,356	\$691,399	0.86	\$593,625	\$576,330	3.00
Median List Price (Actives)	\$525,000	\$523,900	0.21	\$475,000	\$464,250	2.32
Average Sale Price (Solds)	\$489,508	\$494,077	-0.92	\$495,566	\$494,089	0.30
Median Sale Price (Solds)	\$430,998	\$426,100	1.15	\$432,000	\$429,900	0.49
Average CDOM	52	56	-7.14	65	60	8.33
Median CDOM	27	21	28.57	26	25	4.00

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	3	2	50.0
100,000-149,999	0	3	-100.0	5	8	-37.5
150,000-199,999	7	1	600.0	34	19	78.9
200,000-249,999	7	6	16.7	29	35	-17.1
250,000-299,999	17	15	13.3	110	103	6.8
300,000-349,999	28	36	-22.2	188	191	-1.6
350,000-399,999	36	30	20.0	239	251	-4.8
400,000-449,999	35	30	16.7	251	219	14.6
450,000-499,999	24	21	14.3	162	145	11.7
500,000-549,999	21	21	0.0	131	129	1.6
550,000-599,999	13	12	8.3	93	83	12.0
600,000-649,999	8	10	-20.0	60	83	-27.7
650,000-699,999	9	3	200.0	54	41	31.7
700,000-749,999	8	7	14.3	38	42	-9.5
750,000-799,999	7	3	133.3	44	36	22.2
800,000-849,999	3	2	50.0	30	16	87.5
850,000-899,999	6	5	20.0	30	20	50.0
900,000-949,999	2	1	100.0	8	14	-42.9
950,000-999,999	2	4	-50.0	14	11	27.3
1,000,000-1,099,999	3	6	-50.0	15	22	-31.8
1,100,000-1,199,999	2	0	N/A	19	6	216.7
1,200,000-1,299,999	0	1	-100.0	6	12	-50.0
1,300,000-1,399,999	1	0	N/A	6	6	0.0
1,400,000-1,499,999	1	1	0.0	5	3	66.7

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	1	1	0.0
100,000-149,999	2	1	100.0	7	9	-22.2
150,000-199,999	3	2	50.0	34	15	126.7
200,000-249,999	10	4	150.0	41	42	-2.4
250,000-299,999	21	16	31.3	113	110	2.7
300,000-349,999	30	34	-11.8	205	199	3.0
350,000-399,999	43	30	43.3	269	268	0.4
400,000-449,999	50	28	78.6	257	216	19.0
450,000-499,999	25	23	8.7	187	168	11.3
500,000-549,999	13	18	-27.8	130	117	11.1
550,000-599,999	23	19	21.1	123	103	19.4
600,000-649,999	7	12	-41.7	55	75	-26.7
650,000-699,999	11	7	57.1	62	47	31.9
700,000-749,999	4	9	-55.6	45	40	12.5
750,000-799,999	12	7	71.4	64	58	10.3
800,000-849,999	3	5	-40.0	21	17	23.5
850,000-899,999	2	9	-77.8	31	29	6.9
900,000-949,999	2	1	100.0	9	9	0.0
950,000-999,999	4	5	-20.0	19	18	5.6
1,000,000-1,099,999	1	1	0.0	15	17	-11.8
1,100,000-1,199,999	5	1	400.0	26	12	116.7
1,200,000-1,299,999	1	1	0.0	6	14	-57.1
1,300,000-1,399,999	0	2	-100.0	7	8	-12.5
1,400,000-1,499,999	0	1	-100.0	6	6	0.0

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,500,000-1,599,999	1	0	N/A	3	2	50.0
1,600,000-1,699,999	0	0	0.0	2	0	N/A
1,700,000-1,799,999	0	1	-100.0	1	3	-66.7
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	0	1	-100.0	1	2	-50.0
2,000,000-2,249,999	0	0	0.0	1	1	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	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	242	220	10.0	1583	1508	5.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,500,000-1,599,999	4	1	300.0	10	6	66.7
1,600,000-1,699,999	0	0	0.0	1	0	N/A
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	2	-100.0
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	0	0	0.0	1	1	0.0
2,250,000-2,499,999	0	0	0.0	1	2	-50.0
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	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	0	0.0
Totals	276	237	16.5	1748	1611	8.5

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	2	1	100.0
100,000-149,999	5	2	150.0	12	11	9.1
150,000-199,999	12	14	-14.3	48	32	50.0
200,000-249,999	22	21	4.8	70	72	-2.8
250,000-299,999	60	37	62.2	189	183	3.3
300,000-349,999	68	64	6.3	311	306	1.6
350,000-399,999	99	114	-13.2	425	435	-2.3
400,000-449,999	107	103	3.9	416	360	15.6
450,000-499,999	96	81	18.5	326	298	9.4
500,000-549,999	79	61	29.5	256	205	24.9
550,000-599,999	77	67	14.9	247	212	16.5
600,000-649,999	45	42	7.1	129	133	-3.0
650,000-699,999	61	44	38.6	139	108	28.7
700,000-749,999	28	39	-28.2	96	89	7.9
750,000-799,999	40	40	0.0	126	113	11.5
800,000-849,999	25	17	47.1	54	35	54.3
850,000-899,999	38	29	31.0	81	67	20.9
900,000-949,999	9	12	-25.0	29	25	16.0
950,000-999,999	18	11	63.6	41	38	7.9
1,000,000-1,099,999	10	7	42.9	29	30	-3.3
1,100,000-1,199,999	25	24	4.2	55	41	34.1
1,200,000-1,299,999	14	14	0.0	23	39	-41.0
1,300,000-1,399,999	17	13	30.8	31	26	19.2
1,400,000-1,499,999	7	10	-30.0	18	19	-5.3
1,500,000-1,599,999	9	6	50.0	19	16	18.8
1,600,000-1,699,999	4	2	100.0	8	8	0.0
1,700,000-1,799,999	4	4	0.0	9	6	50.0
1,800,000-1,899,999	3	1	200.0	5	6	-16.7
1,900,000-1,999,999	6	6	0.0	9	8	12.5
2,000,000-2,249,999	2	3	-33.3	6	4	50.0
2,250,000-2,499,999	7	5	40.0	12	7	71.4
2,500,000-2,749,999	2	3	-33.3	3	5	-40.0
2,750,000-2,999,999	10	3	233.3	11	4	175.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	3	2	50.0	3	2	50.0

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	2	0	N/A
100,000-149,999	1	0	N/A	8	9	-11.1
150,000-199,999	5	2	150.0	32	24	33.3
200,000-249,999	9	3	200.0	51	61	-16.4
250,000-299,999	19	24	-20.8	143	140	2.1
300,000-349,999	30	34	-11.8	237	245	-3.3
350,000-399,999	50	50	0.0	346	342	1.2
400,000-449,999	52	51	2.0	334	287	16.4
450,000-499,999	42	30	40.0	249	225	10.7
500,000-549,999	30	20	50.0	204	167	22.2
550,000-599,999	21	23	-8.7	198	162	22.2
600,000-649,999	18	14	28.6	100	102	-2.0
650,000-699,999	13	13	0.0	107	78	37.2
700,000-749,999	11	14	-21.4	68	73	-6.8
750,000-799,999	12	17	-29.4	93	84	10.7
800,000-849,999	2	4	-50.0	36	24	50.0
850,000-899,999	5	8	-37.5	63	50	26.0
900,000-949,999	3	2	50.0	16	21	-23.8
950,000-999,999	4	6	-33.3	30	25	20.0
1,000,000-1,099,999	2	4	-50.0	23	24	-4.2
1,100,000-1,199,999	2	3	-33.3	35	26	34.6
1,200,000-1,299,999	6	1	500.0	20	29	-31.0
1,300,000-1,399,999	1	4	-75.0	20	14	42.9
1,400,000-1,499,999	2	4	-50.0	14	14	0.0
1,500,000-1,599,999	4	3	33.3	14	8	75.0
1,600,000-1,699,999	0	3	-100.0	6	6	0.0
1,700,000-1,799,999	1	0	N/A	4	5	-20.0
1,800,000-1,899,999	0	0	0.0	5	2	150.0
1,900,000-1,999,999	0	0	0.0	7	5	40.0
2,000,000-2,249,999	0	0	0.0	3	3	0.0
2,250,000-2,499,999	0	0	0.0	7	4	75.0
2,500,000-2,749,999	1	0	N/A	2	3	-33.3
2,750,000-2,999,999	1	2	-50.0	9	4	125.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	0	0	0.0	2	2	0.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,500,000-3,749,999	0	1	-100.0	1	1	0.0
3,750,000-3,999,999	2	3	-33.3	3	3	0.0
4,000,000-4,249,999	0	0	0.0	1	0	N/A
4,250,000-4,499,999	0	1	-100.0	2	1	100.0
4,500,000-4,749,999	4	1	300.0	4	1	300.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	3	4	-25.0	4	4	0.0
Totals	1022	911	12.2	3254	2954	10.2

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
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	2	-50.0
4,000,000-4,249,999	0	0	0.0	1	0	N/A
4,250,000-4,499,999	1	0	N/A	1	0	N/A
4,500,000-4,749,999	0	0	0.0	3	0	N/A
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	2	2	0.0
Totals	348	339	2.7	2497	2273	9.9

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