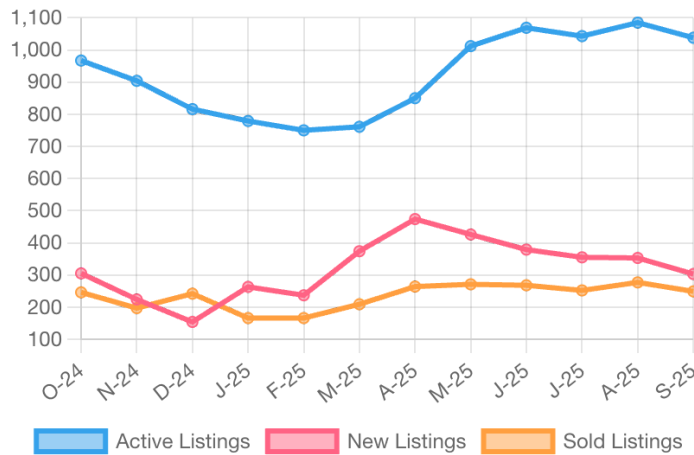


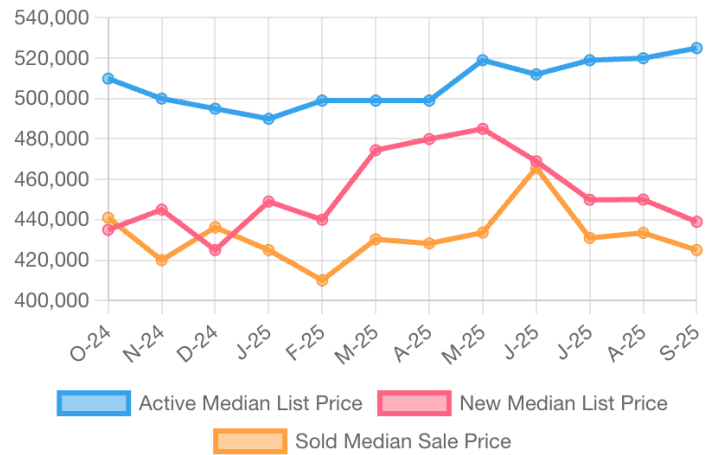
Market Summary

Jackson Residential, September 2025

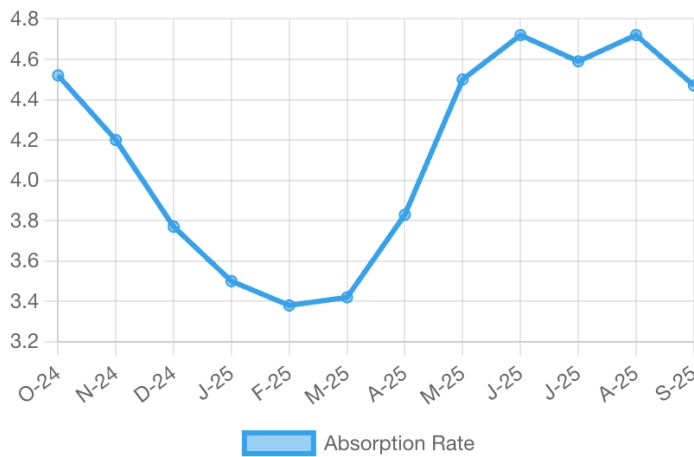
Number of Listings



Listing Prices



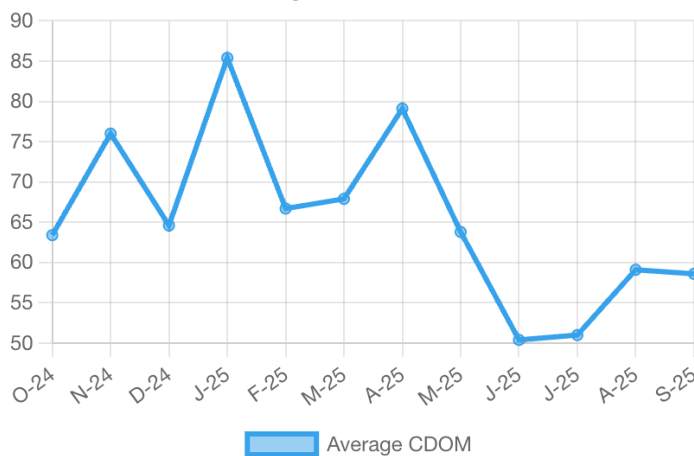
Absorption Rate, in Months



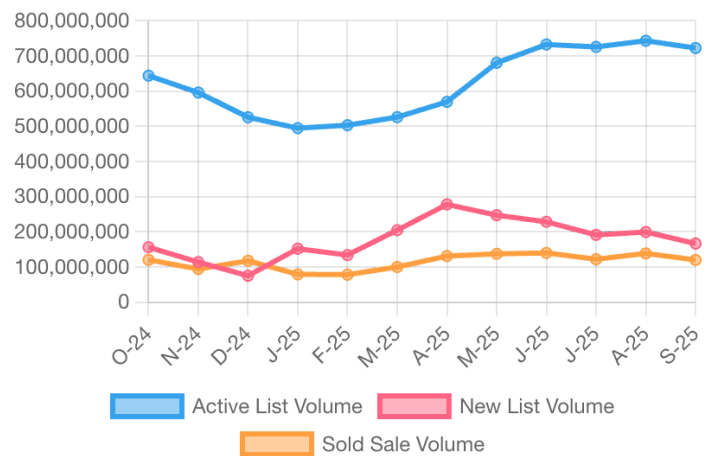
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Sep-25	Sep-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	4.47	4.48	-0.22	4.13	3.83	7.83
Average List Price (Actives)	\$696,141	\$668,504	4.13	\$584,096	\$571,215	2.26
Median List Price (Actives)	\$525,000	\$510,000	2.94	\$465,995	\$459,999	1.30
Average Sale Price (Solds)	\$483,399	\$475,453	1.67	\$494,459	\$494,806	-0.07
Median Sale Price (Solds)	\$425,000	\$404,998	4.94	\$430,167	\$426,000	0.98
Average CDOM	58	56	3.57	63	58	8.62
Median CDOM	31	27	14.81	27	26	3.85

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	4	2	100.0
100,000-149,999	0	1	-100.0	8	9	-11.1
150,000-199,999	5	4	25.0	44	25	76.0
200,000-249,999	9	13	-30.8	51	51	0.0
250,000-299,999	15	15	0.0	142	134	6.0
300,000-349,999	32	25	28.0	249	248	0.4
350,000-399,999	43	49	-12.2	319	336	-5.1
400,000-449,999	43	36	19.4	345	291	18.6
450,000-499,999	27	14	92.9	215	180	19.4
500,000-549,999	20	11	81.8	168	162	3.7
550,000-599,999	7	11	-36.4	122	107	14.0
600,000-649,999	9	7	28.6	79	101	-21.8
650,000-699,999	8	6	33.3	73	63	15.9
700,000-749,999	3	7	-57.1	49	59	-16.9
750,000-799,999	7	7	0.0	68	47	44.7
800,000-849,999	2	5	-60.0	35	27	29.6
850,000-899,999	4	2	100.0	36	30	20.0
900,000-949,999	1	2	-50.0	10	19	-47.4
950,000-999,999	1	5	-80.0	17	18	-5.6
1,000,000-1,099,999	3	1	200.0	27	25	8.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	2	1	100.0
100,000-149,999	0	0	0.0	6	9	-33.3
150,000-199,999	2	4	-50.0	42	25	68.0
200,000-249,999	9	6	50.0	58	58	0.0
250,000-299,999	19	8	137.5	147	137	7.3
300,000-349,999	29	21	38.1	260	245	6.1
350,000-399,999	49	53	-7.5	362	375	-3.5
400,000-449,999	42	23	82.6	330	276	19.6
450,000-499,999	27	25	8.0	243	216	12.5
500,000-549,999	23	19	21.1	167	151	10.6
550,000-599,999	17	18	-5.6	149	132	12.9
600,000-649,999	12	6	100.0	78	94	-17.0
650,000-699,999	15	6	150.0	83	62	33.9
700,000-749,999	3	8	-62.5	52	59	-11.9
750,000-799,999	8	9	-11.1	79	71	11.3
800,000-849,999	5	2	150.0	31	25	24.0
850,000-899,999	3	5	-40.0	38	36	5.6
900,000-949,999	3	0	N/A	14	10	40.0
950,000-999,999	3	3	0.0	26	23	13.0
1,000,000-1,099,999	2	1	100.0	20	21	-4.8

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	4	2	100.0	24	9	166.7
1,200,000-1,299,999	2	1	100.0	9	18	-50.0
1,300,000-1,399,999	2	1	100.0	9	7	28.6
1,400,000-1,499,999	0	0	0.0	7	3	133.3
1,500,000-1,599,999	2	0	N/A	5	3	66.7
1,600,000-1,699,999	0	1	-100.0	3	1	200.0
1,700,000-1,799,999	0	0	0.0	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	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	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	249	226	10.2	2122	1984	7.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	5	2	150.0	32	14	128.6
1,200,000-1,299,999	3	5	-40.0	10	20	-50.0
1,300,000-1,399,999	1	0	N/A	9	8	12.5
1,400,000-1,499,999	1	0	N/A	8	7	14.3
1,500,000-1,599,999	0	0	0.0	11	7	57.1
1,600,000-1,699,999	1	0	N/A	2	1	100.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	1	0	N/A	1	2	-50.0
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	0	1	-100.0	2	3	-33.3
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	1	0	N/A
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	284	225	26.2	2267	2092	8.4

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	3	1	200.0
100,000-149,999	6	1	500.0	14	13	7.7
150,000-199,999	15	15	0.0	62	46	34.8
200,000-249,999	31	28	10.7	101	91	11.0
250,000-299,999	57	39	46.2	230	215	7.0
300,000-349,999	74	70	5.7	380	383	-0.8
350,000-399,999	100	127	-21.3	532	553	-3.8
400,000-449,999	113	103	9.7	509	430	18.4
450,000-499,999	92	85	8.2	391	369	6.0
500,000-549,999	73	67	9.0	286	245	16.7
550,000-599,999	84	81	3.7	298	257	16.0
600,000-649,999	53	31	71.0	156	156	0.0
650,000-699,999	51	51	0.0	160	140	14.3
700,000-749,999	37	36	2.8	115	111	3.6
750,000-799,999	39	45	-13.3	144	135	6.7
800,000-849,999	21	12	75.0	65	44	47.7
850,000-899,999	33	34	-2.9	90	85	5.9
900,000-949,999	14	13	7.7	36	30	20.0
950,000-999,999	9	12	-25.0	44	45	-2.2
1,000,000-1,099,999	13	9	44.4	38	36	5.6
1,100,000-1,199,999	21	23	-8.7	61	47	29.8
1,200,000-1,299,999	25	14	78.6	39	46	-15.2
1,300,000-1,399,999	13	12	8.3	34	29	17.2
1,400,000-1,499,999	8	12	-33.3	20	22	-9.1
1,500,000-1,599,999	9	6	50.0	22	18	22.2
1,600,000-1,699,999	5	4	25.0	12	8	50.0
1,700,000-1,799,999	2	5	-60.0	9	9	0.0
1,800,000-1,899,999	3	1	200.0	8	6	33.3
1,900,000-1,999,999	3	4	-25.0	7	9	-22.2
2,000,000-2,249,999	2	2	0.0	8	6	33.3

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	3	0	N/A
100,000-149,999	0	1	-100.0	10	11	-9.1
150,000-199,999	3	7	-57.1	46	38	21.1
200,000-249,999	13	6	116.7	82	80	2.5
250,000-299,999	14	12	16.7	184	172	7.0
300,000-349,999	31	38	-18.4	305	322	-5.3
350,000-399,999	50	52	-3.8	453	460	-1.5
400,000-449,999	53	33	60.6	428	357	19.9
450,000-499,999	18	35	-48.6	312	296	5.4
500,000-549,999	18	14	28.6	236	207	14.0
550,000-599,999	26	24	8.3	249	207	20.3
600,000-649,999	7	7	0.0	126	125	0.8
650,000-699,999	12	18	-33.3	128	110	16.4
700,000-749,999	6	10	-40.0	86	95	-9.5
750,000-799,999	8	8	0.0	110	105	4.8
800,000-849,999	4	6	-33.3	49	34	44.1
850,000-899,999	7	7	0.0	70	67	4.5
900,000-949,999	2	4	-50.0	24	27	-11.1
950,000-999,999	3	4	-25.0	34	32	6.3
1,000,000-1,099,999	6	1	500.0	30	29	3.4
1,100,000-1,199,999	4	5	-20.0	43	33	30.3
1,200,000-1,299,999	6	2	200.0	36	36	0.0
1,300,000-1,399,999	4	2	100.0	23	17	35.3
1,400,000-1,499,999	1	1	0.0	16	17	-5.9
1,500,000-1,599,999	1	0	N/A	17	10	70.0
1,600,000-1,699,999	2	0	N/A	11	6	83.3
1,700,000-1,799,999	2	1	100.0	4	8	-50.0
1,800,000-1,899,999	0	0	0.0	7	2	250.0
1,900,000-1,999,999	0	1	-100.0	5	6	-16.7
2,000,000-2,249,999	1	0	N/A	5	5	0.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	8	4	100.0	13	10	30.0
2,500,000-2,749,999	2	2	0.0	3	5	-40.0
2,750,000-2,999,999	6	3	100.0	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
3,500,000-3,749,999	0	1	-100.0	1	1	0.0
3,750,000-3,999,999	2	2	0.0	3	3	0.0
4,000,000-4,249,999	1	0	N/A	2	0	N/A
4,250,000-4,499,999	1	1	0.0	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+	4	3	33.3	5	5	0.0
Totals	1038	961	8.0	3922	3617	8.4

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	0	3	-100.0	8	7	14.3
2,500,000-2,749,999	1	0	N/A	2	3	-33.3
2,750,000-2,999,999	0	0	0.0	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
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	2	0	N/A
4,250,000-4,499,999	0	0	0.0	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	3	3	0.0
Totals	303	302	0.3	3164	2936	7.8

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