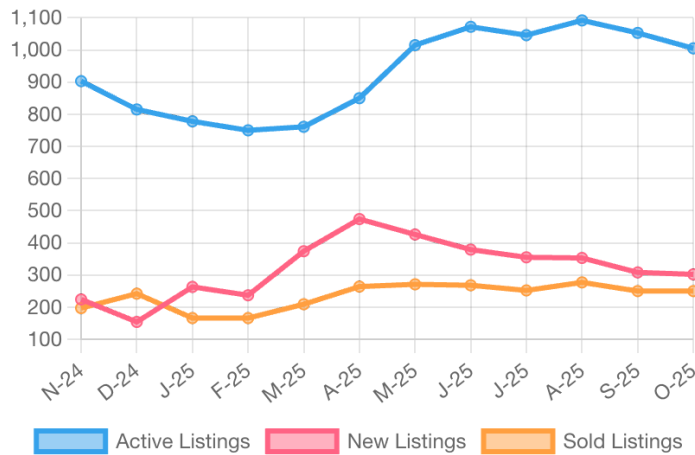


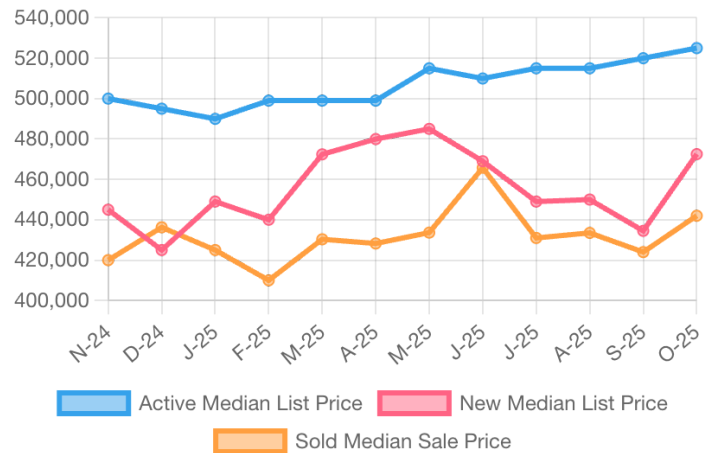
Market Summary

Jackson Residential, October 2025

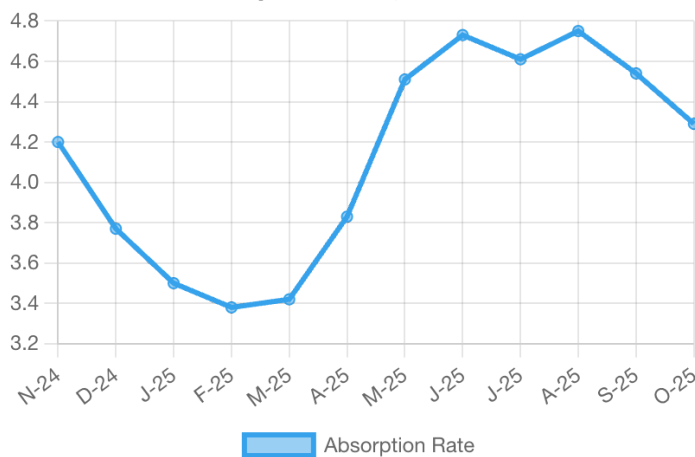
Number of Listings



Listing Prices



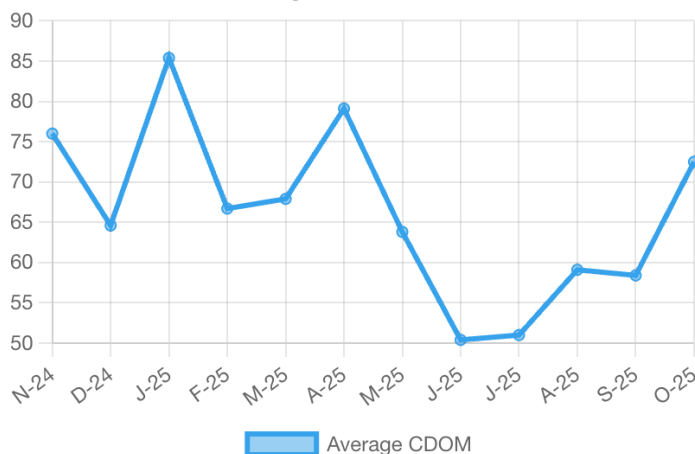
Absorption Rate, in Months



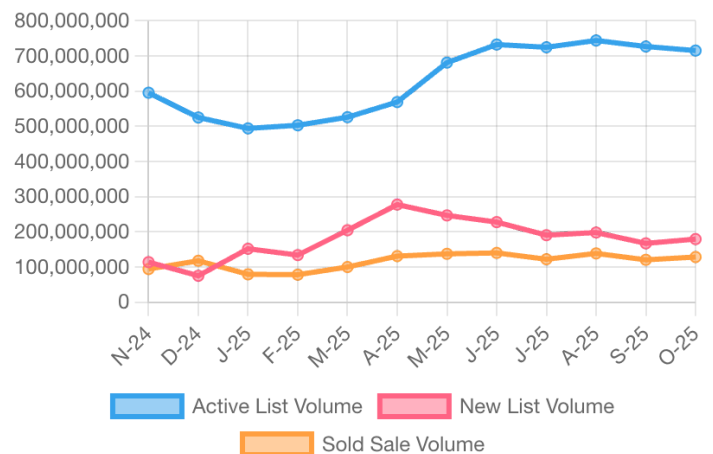
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Oct-25	Oct-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	4.29	4.52	-5.09	4.16	3.9	6.67
Average List Price (Actives)	\$711,830	\$665,878	6.90	\$583,240	\$566,706	2.92
Median List Price (Actives)	\$525,000	\$509,900	2.96	\$465,000	\$459,000	1.31
Average Sale Price (Solds)	\$514,790	\$490,216	5.01	\$496,524	\$494,299	0.45
Median Sale Price (Solds)	\$441,995	\$441,000	0.23	\$432,000	\$426,500	1.29
Average CDOM	72	63	14.29	64	59	8.47
Median CDOM	43	35	22.86	28	27	3.70

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	0	0.0	8	9	-11.1
150,000-199,999	3	7	-57.1	47	32	46.9
200,000-249,999	10	8	25.0	61	59	3.4
250,000-299,999	13	12	8.3	155	146	6.2
300,000-349,999	18	30	-40.0	268	278	-3.6
350,000-399,999	46	45	2.2	365	381	-4.2
400,000-449,999	44	27	63.0	389	318	22.3
450,000-499,999	20	26	-23.1	235	206	14.1
500,000-549,999	24	25	-4.0	192	187	2.7
550,000-599,999	14	19	-26.3	136	126	7.9
600,000-649,999	16	6	166.7	95	107	-11.2
650,000-699,999	9	4	125.0	82	67	22.4
700,000-749,999	7	13	-46.2	56	72	-22.2
750,000-799,999	3	8	-62.5	71	55	29.1
800,000-849,999	5	1	400.0	40	28	42.9
850,000-899,999	4	3	33.3	40	33	21.2
900,000-949,999	3	2	50.0	13	21	-38.1
950,000-999,999	0	3	-100.0	17	21	-19.0
1,000,000-1,099,999	2	1	100.0	29	26	11.5

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	3	5	-40.0	45	30	50.0
200,000-249,999	10	7	42.9	68	65	4.6
250,000-299,999	12	19	-36.8	156	156	0.0
300,000-349,999	26	25	4.0	285	270	5.6
350,000-399,999	38	48	-20.8	396	423	-6.4
400,000-449,999	40	30	33.3	368	306	20.3
450,000-499,999	24	24	0.0	266	240	10.8
500,000-549,999	14	12	16.7	181	163	11.0
550,000-599,999	13	23	-43.5	160	155	3.2
600,000-649,999	9	6	50.0	86	100	-14.0
650,000-699,999	7	12	-41.7	89	74	20.3
700,000-749,999	3	4	-25.0	54	63	-14.3
750,000-799,999	8	12	-33.3	85	83	2.4
800,000-849,999	1	1	0.0	31	26	19.2
850,000-899,999	6	7	-14.3	44	43	2.3
900,000-949,999	1	1	0.0	14	11	27.3
950,000-999,999	2	2	0.0	28	25	12.0
1,000,000-1,099,999	2	1	100.0	22	22	0.0

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	1	4	-75.0	25	13	92.3
1,200,000-1,299,999	1	0	N/A	10	18	-44.4
1,300,000-1,399,999	0	0	0.0	9	7	28.6
1,400,000-1,499,999	1	0	N/A	8	3	166.7
1,500,000-1,599,999	1	0	N/A	6	3	100.0
1,600,000-1,699,999	1	0	N/A	4	1	300.0
1,700,000-1,799,999	1	0	N/A	2	3	-33.3
1,800,000-1,899,999	2	1	100.0	2	3	-33.3
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	0	1	-100.0	1	2	-50.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	1	0	N/A	1	0	N/A
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	250	246	1.6	2373	2230	6.4

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	4	4	0.0	36	18	100.0
1,200,000-1,299,999	0	2	-100.0	10	22	-54.5
1,300,000-1,399,999	2	1	100.0	11	9	22.2
1,400,000-1,499,999	0	0	0.0	8	7	14.3
1,500,000-1,599,999	1	1	0.0	12	8	50.0
1,600,000-1,699,999	2	0	N/A	4	1	300.0
1,700,000-1,799,999	1	1	0.0	2	1	100.0
1,800,000-1,899,999	1	0	N/A	2	2	0.0
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	3	-66.7
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	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	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	231	248	-6.9	2477	2340	5.9

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	4	1	300.0	16	13	23.1
150,000-199,999	13	16	-18.7	63	52	21.2
200,000-249,999	28	21	33.3	107	95	12.6
250,000-299,999	43	51	-15.7	245	240	2.1
300,000-349,999	81	88	-8.0	417	424	-1.7
350,000-399,999	93	111	-16.2	569	597	-4.7
400,000-449,999	114	104	9.6	552	467	18.2
450,000-499,999	97	84	15.5	428	401	6.7
500,000-549,999	71	58	22.4	315	263	19.8
550,000-599,999	74	82	-9.8	316	283	11.7
600,000-649,999	42	35	20.0	170	171	-0.6
650,000-699,999	60	55	9.1	183	150	22.0
700,000-749,999	38	38	0.0	118	117	0.9
750,000-799,999	35	38	-7.9	151	144	4.9
800,000-849,999	20	16	25.0	70	49	42.9
850,000-899,999	35	33	6.1	99	91	8.8
900,000-949,999	11	16	-31.2	34	36	-5.6
950,000-999,999	10	14	-28.6	47	48	-2.1
1,000,000-1,099,999	17	9	88.9	45	37	21.6
1,100,000-1,199,999	16	22	-27.3	66	54	22.2
1,200,000-1,299,999	23	9	155.6	39	46	-15.2
1,300,000-1,399,999	16	14	14.3	38	30	26.7
1,400,000-1,499,999	6	9	-33.3	18	22	-18.2
1,500,000-1,599,999	9	6	50.0	26	19	36.8
1,600,000-1,699,999	3	4	-25.0	10	8	25.0
1,700,000-1,799,999	5	5	0.0	10	9	11.1
1,800,000-1,899,999	2	1	100.0	8	6	33.3
1,900,000-1,999,999	3	4	-25.0	7	9	-22.2
2,000,000-2,249,999	4	2	100.0	8	7	14.3

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	1	0	N/A	12	11	9.1
150,000-199,999	2	6	-66.7	47	44	6.8
200,000-249,999	4	4	0.0	88	84	4.8
250,000-299,999	13	25	-48.0	199	197	1.0
300,000-349,999	30	41	-26.8	342	363	-5.8
350,000-399,999	40	44	-9.1	490	504	-2.8
400,000-449,999	42	37	13.5	470	394	19.3
450,000-499,999	37	32	15.6	350	328	6.7
500,000-549,999	23	18	27.8	265	225	17.8
550,000-599,999	23	26	-11.5	267	233	14.6
600,000-649,999	16	15	6.7	140	141	-0.7
650,000-699,999	18	10	80.0	151	119	26.9
700,000-749,999	7	5	40.0	88	100	-12.0
750,000-799,999	9	10	-10.0	118	115	2.6
800,000-849,999	5	5	0.0	54	39	38.5
850,000-899,999	6	6	0.0	79	73	8.2
900,000-949,999	1	6	-83.3	22	33	-33.3
950,000-999,999	4	3	33.3	37	35	5.7
1,000,000-1,099,999	5	1	400.0	37	30	23.3
1,100,000-1,199,999	6	7	-14.3	48	40	20.0
1,200,000-1,299,999	1	0	N/A	36	36	0.0
1,300,000-1,399,999	1	1	0.0	27	18	50.0
1,400,000-1,499,999	0	0	0.0	14	17	-17.6
1,500,000-1,599,999	3	1	200.0	21	11	90.9
1,600,000-1,699,999	1	0	N/A	9	6	50.0
1,700,000-1,799,999	0	0	0.0	5	8	-37.5
1,800,000-1,899,999	0	0	0.0	7	2	250.0
1,900,000-1,999,999	0	0	0.0	5	6	-16.7
2,000,000-2,249,999	1	1	0.0	5	6	-16.7

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	9	6	50.0	14	11	27.3
2,500,000-2,749,999	1	2	-50.0	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	4	3	33.3
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	3	1	200.0	4	1	300.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	5	3	66.7	6	5	20.0
Totals	1005	967	3.9	4229	3922	7.8

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	1	1	0.0	9	8	12.5
2,500,000-2,749,999	0	0	0.0	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	1	0	N/A	2	2	0.0
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+	1	0	N/A	4	3	33.3
Totals	302	305	-1.0	3471	3241	7.1

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