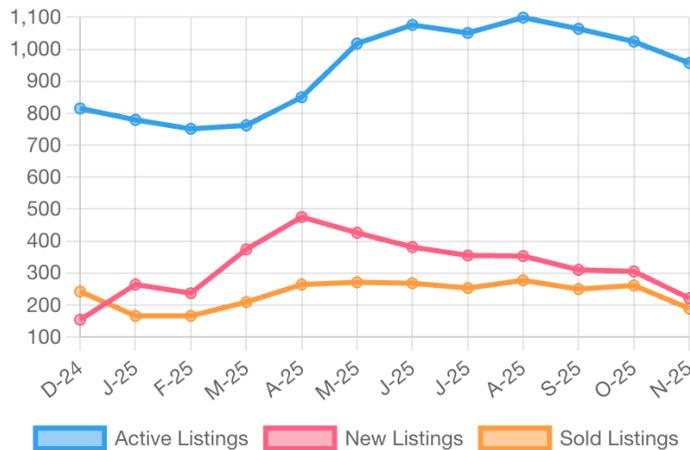


# Market Summary

## Jackson Residential, November 2025

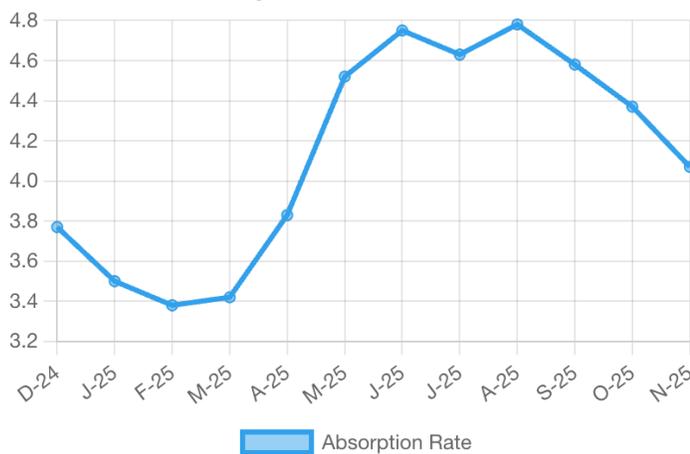
Number of Listings



Listing Prices



Absorption Rate, in Months



Sold to List Ratio



Days on Market



Price Volume



## Summary Statistics

	Nov-25	Nov-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	4.07	4.2	-3.10	4.17	3.93	6.11
Average List Price (Actives)	\$698,604	\$659,212	5.98	\$580,373	\$563,600	2.98
Median List Price (Actives)	\$519,985	\$499,975	4.00	\$465,000	\$459,000	1.31
Average Sale Price (Solds)	\$493,669	\$480,022	2.84	\$496,259	\$493,141	0.63
Median Sale Price (Solds)	\$425,000	\$420,000	1.19	\$430,000	\$426,000	0.94
Average CDOM	75	76	-1.32	65	60	8.33
Median CDOM	39	36	8.33	29	27	7.41

## 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	4	2	100.0	52	34	52.9
200,000-249,999	4	7	-42.9	65	66	-1.5
250,000-299,999	8	9	-11.1	163	155	5.2
300,000-349,999	23	25	-8.0	294	303	-3.0
350,000-399,999	35	34	2.9	402	415	-3.1
400,000-449,999	36	31	16.1	426	349	22.1
450,000-499,999	14	20	-30.0	249	226	10.2
500,000-549,999	10	14	-28.6	203	201	1.0
550,000-599,999	15	17	-11.8	152	143	6.3
600,000-649,999	11	7	57.1	106	114	-7.0
650,000-699,999	7	10	-30.0	90	77	16.9
700,000-749,999	3	4	-25.0	59	76	-22.4
750,000-799,999	3	6	-50.0	75	61	23.0
800,000-849,999	2	4	-50.0	43	32	34.4
850,000-899,999	1	2	-50.0	41	35	17.1
900,000-949,999	1	0	N/A	14	21	-33.3
950,000-999,999	2	1	100.0	19	22	-13.6
1,000,000-1,099,999	5	2	150.0	34	28	21.4

## 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	1	5	-80.0	46	35	31.4
200,000-249,999	7	1	600.0	71	66	7.6
250,000-299,999	13	16	-18.7	168	172	-2.3
300,000-349,999	28	27	3.7	310	297	4.4
350,000-399,999	38	23	65.2	429	446	-3.8
400,000-449,999	30	32	-6.2	395	338	16.9
450,000-499,999	19	21	-9.5	284	261	8.8
500,000-549,999	17	10	70.0	197	173	13.9
550,000-599,999	6	19	-68.4	164	174	-5.7
600,000-649,999	10	10	0.0	97	110	-11.8
650,000-699,999	10	10	0.0	98	84	16.7
700,000-749,999	6	3	100.0	60	66	-9.1
750,000-799,999	6	5	20.0	91	88	3.4
800,000-849,999	2	6	-66.7	33	32	3.1
850,000-899,999	3	2	50.0	47	45	4.4
900,000-949,999	1	1	0.0	14	12	16.7
950,000-999,999	1	1	0.0	29	26	11.5
1,000,000-1,099,999	3	1	200.0	25	23	8.7

**Sold Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	3	1	200.0	28	14	100.0
1,200,000-1,299,999	1	0	N/A	11	18	-38.9
1,300,000-1,399,999	0	0	0.0	9	7	28.6
1,400,000-1,499,999	0	0	0.0	8	3	166.7
1,500,000-1,599,999	0	0	0.0	6	3	100.0
1,600,000-1,699,999	0	0	0.0	4	1	300.0
1,700,000-1,799,999	0	0	0.0	2	3	-33.3
1,800,000-1,899,999	0	1	-100.0	2	4	-50.0
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	1	0	N/A	2	2	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	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	189	197	-4.1	2574	2427	6.1

**Pending Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	3	2	50.0	38	20	90.0
1,200,000-1,299,999	2	0	N/A	12	22	-45.5
1,300,000-1,399,999	2	1	100.0	13	10	30.0
1,400,000-1,499,999	0	0	0.0	8	7	14.3
1,500,000-1,599,999	0	0	0.0	12	8	50.0
1,600,000-1,699,999	0	1	-100.0	4	2	100.0
1,700,000-1,799,999	1	0	N/A	3	1	200.0
1,800,000-1,899,999	0	0	0.0	2	2	0.0
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	2	0	N/A	3	3	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	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	1	0.0	2	1	100.0
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	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	213	198	7.6	2668	2538	5.1

## 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	5	0	N/A	16	16	0.0
150,000-199,999	14	17	-17.6	67	56	19.6
200,000-249,999	25	22	13.6	112	99	13.1
250,000-299,999	41	49	-16.3	256	266	-3.8
300,000-349,999	74	84	-11.9	442	447	-1.1
350,000-399,999	97	93	4.3	618	619	-0.2
400,000-449,999	101	101	0.0	578	499	15.8
450,000-499,999	98	89	10.1	463	432	7.2
500,000-549,999	75	62	21.0	330	273	20.9
550,000-599,999	69	68	1.5	326	297	9.8
600,000-649,999	48	38	26.3	187	185	1.1
650,000-699,999	51	41	24.4	186	155	20.0
700,000-749,999	35	34	2.9	122	124	-1.6
750,000-799,999	27	37	-27.0	153	154	-0.6
800,000-849,999	21	18	16.7	74	55	34.5
850,000-899,999	34	30	13.3	102	92	10.9
900,000-949,999	10	17	-41.2	36	37	-2.7
950,000-999,999	11	10	10.0	50	49	2.0
1,000,000-1,099,999	15	8	87.5	46	39	17.9
1,100,000-1,199,999	21	22	-4.5	74	56	32.1
1,200,000-1,299,999	17	5	240.0	38	47	-19.1
1,300,000-1,399,999	10	13	-23.1	36	33	9.1
1,400,000-1,499,999	5	7	-28.6	18	22	-18.2
1,500,000-1,599,999	11	6	83.3	26	19	36.8
1,600,000-1,699,999	3	2	50.0	11	8	37.5
1,700,000-1,799,999	6	5	20.0	12	9	33.3
1,800,000-1,899,999	1	1	0.0	8	6	33.3
1,900,000-1,999,999	3	3	0.0	7	9	-22.2
2,000,000-2,249,999	1	3	-66.7	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	0	3	-100.0	12	14	-14.3
150,000-199,999	1	4	-75.0	51	48	6.3
200,000-249,999	6	4	50.0	92	88	4.5
250,000-299,999	8	26	-69.2	211	223	-5.4
300,000-349,999	25	23	8.7	367	386	-4.9
350,000-399,999	41	22	86.4	539	526	2.5
400,000-449,999	32	32	0.0	496	426	16.4
450,000-499,999	27	31	-12.9	385	359	7.2
500,000-549,999	21	10	110.0	280	235	19.1
550,000-599,999	13	14	-7.1	277	247	12.1
600,000-649,999	9	13	-30.8	155	154	0.6
650,000-699,999	7	6	16.7	155	125	24.0
700,000-749,999	4	7	-42.9	92	107	-14.0
750,000-799,999	4	10	-60.0	121	125	-3.2
800,000-849,999	5	6	-16.7	58	45	28.9
850,000-899,999	4	1	300.0	82	74	10.8
900,000-949,999	2	1	100.0	24	34	-29.4
950,000-999,999	2	1	100.0	40	36	11.1
1,000,000-1,099,999	1	2	-50.0	38	32	18.8
1,100,000-1,199,999	5	2	150.0	56	42	33.3
1,200,000-1,299,999	0	1	-100.0	35	37	-5.4
1,300,000-1,399,999	1	3	-66.7	25	21	19.0
1,400,000-1,499,999	0	0	0.0	14	17	-17.6
1,500,000-1,599,999	0	0	0.0	21	11	90.9
1,600,000-1,699,999	1	0	N/A	10	6	66.7
1,700,000-1,799,999	0	0	0.0	7	8	-12.5
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	0	0	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	8	5	60.0	14	12	16.7
2,500,000-2,749,999	2	2	0.0	4	6	-33.3
2,750,000-2,999,999	4	3	33.3	12	4	200.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	1	1	0.0	4	2	100.0
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
<b>Totals</b>	<b>957</b>	<b>904</b>	<b>5.9</b>	<b>4459</b>	<b>4146</b>	<b>7.5</b>

**New Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	0	1	-100.0	9	9	0.0
2,500,000-2,749,999	0	1	-100.0	3	4	-25.0
2,750,000-2,999,999	1	0	N/A	10	4	150.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	1	0	N/A	3	2	50.0
3,500,000-3,749,999	0	0	0.0	0	1	-100.0
3,750,000-3,999,999	0	0	0.0	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+	0	0	0.0	4	3	33.3
<b>Totals</b>	<b>221</b>	<b>224</b>	<b>-1.3</b>	<b>3701</b>	<b>3465</b>	<b>6.8</b>

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