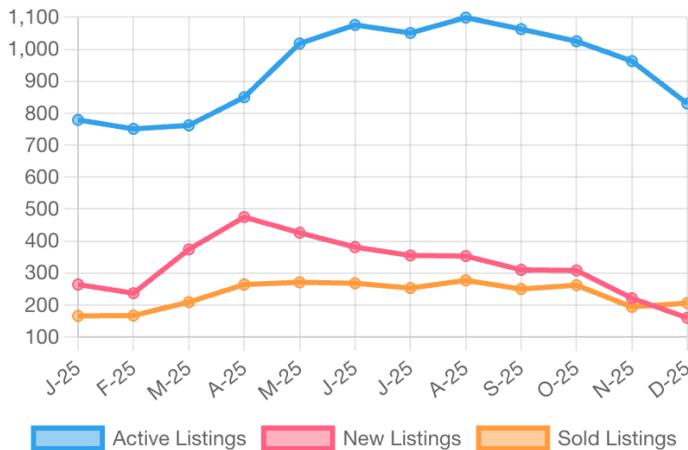


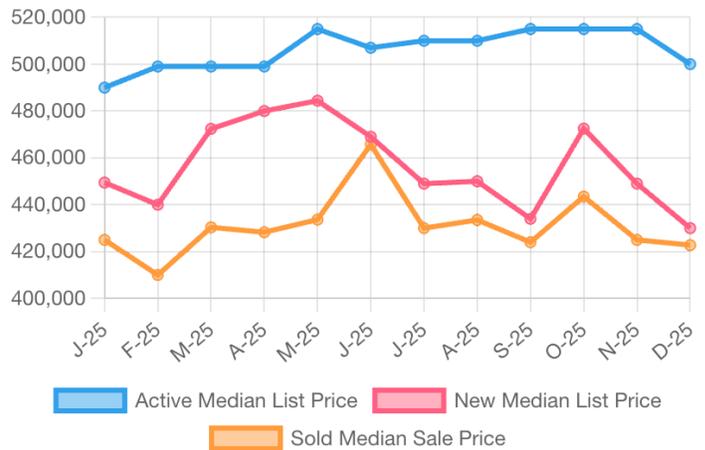
# Market Summary

## Jackson Residential, December 2025

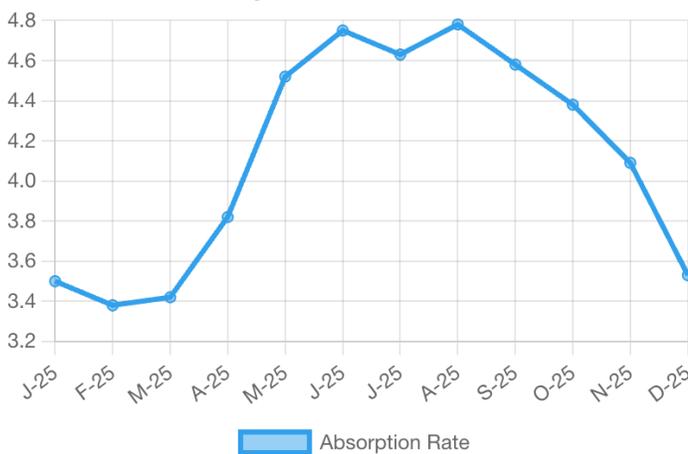
### Number of Listings



### Listing Prices



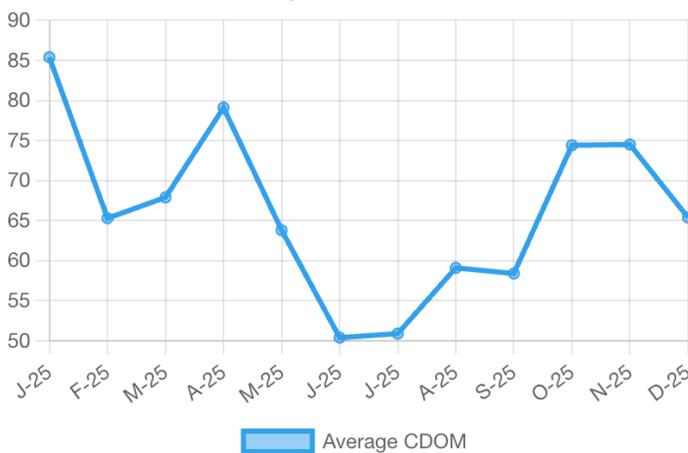
### Absorption Rate, in Months



### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Dec-25	Dec-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	3.53	3.77	-6.37	4.11	3.91	5.12
Average List Price (Actives)	\$688,385	\$643,788	6.93	\$577,033	\$560,883	2.88
Median List Price (Actives)	\$500,000	\$495,000	1.01	\$462,000	\$455,000	1.54
Average Sale Price (Solds)	\$532,407	\$487,449	9.22	\$498,828	\$492,624	1.26
Median Sale Price (Solds)	\$422,750	\$436,250	-3.09	\$430,000	\$427,200	0.66
Average CDOM	65	64	1.56	65	61	6.56
Median CDOM	35	42	-16.67	30	28	7.14

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	10	-20.0
150,000-199,999	0	9	-100.0	52	43	20.9
200,000-249,999	8	6	33.3	73	72	1.4
250,000-299,999	11	16	-31.2	175	171	2.3
300,000-349,999	25	28	-10.7	320	331	-3.3
350,000-399,999	42	35	20.0	444	450	-1.3
400,000-449,999	29	31	-6.5	457	380	20.3
450,000-499,999	15	23	-34.8	265	249	6.4
500,000-549,999	17	14	21.4	221	215	2.8
550,000-599,999	9	24	-62.5	161	167	-3.6
600,000-649,999	10	15	-33.3	116	129	-10.1
650,000-699,999	7	12	-41.7	97	89	9.0
700,000-749,999	5	4	25.0	64	80	-20.0
750,000-799,999	4	8	-50.0	80	69	15.9
800,000-849,999	3	1	200.0	46	33	39.4
850,000-899,999	6	6	0.0	47	41	14.6
900,000-949,999	0	1	-100.0	14	22	-36.4
950,000-999,999	1	1	0.0	20	23	-13.0
1,000,000-1,099,999	4	1	300.0	38	29	31.0

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	1	0	N/A	7	9	-22.2
150,000-199,999	5	1	400.0	50	36	38.9
200,000-249,999	4	3	33.3	75	69	8.7
250,000-299,999	13	15	-13.3	178	187	-4.8
300,000-349,999	17	18	-5.6	323	315	2.5
350,000-399,999	29	23	26.1	456	469	-2.8
400,000-449,999	26	39	-33.3	421	377	11.7
450,000-499,999	21	16	31.3	303	277	9.4
500,000-549,999	6	16	-62.5	203	189	7.4
550,000-599,999	18	15	20.0	183	189	-3.2
600,000-649,999	3	5	-40.0	101	115	-12.2
650,000-699,999	9	4	125.0	107	88	21.6
700,000-749,999	1	5	-80.0	60	71	-15.5
750,000-799,999	2	4	-50.0	92	92	0.0
800,000-849,999	2	2	0.0	34	34	0.0
850,000-899,999	3	4	-25.0	50	49	2.0
900,000-949,999	0	1	-100.0	14	13	7.7
950,000-999,999	1	0	N/A	30	26	15.4
1,000,000-1,099,999	0	1	-100.0	25	24	4.2

**Sold Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	3	2	50.0	31	16	93.8
1,200,000-1,299,999	4	0	N/A	15	18	-16.7
1,300,000-1,399,999	1	2	-50.0	10	9	11.1
1,400,000-1,499,999	0	1	-100.0	8	4	100.0
1,500,000-1,599,999	0	1	-100.0	6	4	50.0
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	0	0.0	2	4	-50.0
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	0	0	0.0	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	1	0	N/A	1	0	N/A
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	1	0	N/A	1	0	N/A
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	206	242	-14.9	2787	2669	4.4

**Pending Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	3	1	200.0	40	21	90.5
1,200,000-1,299,999	1	0	N/A	13	22	-40.9
1,300,000-1,399,999	0	0	0.0	12	10	20.0
1,400,000-1,499,999	0	0	0.0	7	7	0.0
1,500,000-1,599,999	1	0	N/A	13	8	62.5
1,600,000-1,699,999	0	0	0.0	4	2	100.0
1,700,000-1,799,999	1	0	N/A	4	1	300.0
1,800,000-1,899,999	0	0	0.0	2	2	0.0
1,900,000-1,999,999	1	0	N/A	2	2	0.0
2,000,000-2,249,999	0	0	0.0	3	3	0.0
2,250,000-2,499,999	0	0	0.0	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	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	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	0	0.0	0	0	0.0
Totals	168	173	-2.9	2820	2711	4.0

## 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	3	100.0	17	17	0.0
150,000-199,999	15	16	-6.2	70	58	20.7
200,000-249,999	20	17	17.6	114	105	8.6
250,000-299,999	37	47	-21.3	266	277	-4.0
300,000-349,999	66	78	-15.4	466	467	-0.2
350,000-399,999	100	82	22.0	656	640	2.5
400,000-449,999	84	94	-10.6	594	524	13.4
450,000-499,999	85	86	-1.2	478	451	6.0
500,000-549,999	61	50	22.0	340	286	18.9
550,000-599,999	65	59	10.2	339	308	10.1
600,000-649,999	40	37	8.1	190	187	1.6
650,000-699,999	42	35	20.0	194	157	23.6
700,000-749,999	25	33	-24.2	124	129	-3.9
750,000-799,999	26	33	-21.2	157	157	0.0
800,000-849,999	11	16	-31.2	75	57	31.6
850,000-899,999	24	24	0.0	104	96	8.3
900,000-949,999	9	16	-43.7	37	37	0.0
950,000-999,999	9	11	-18.2	51	50	2.0
1,000,000-1,099,999	13	8	62.5	49	40	22.5
1,100,000-1,199,999	19	18	5.6	75	57	31.6
1,200,000-1,299,999	17	2	750.0	42	48	-12.5
1,300,000-1,399,999	11	12	-8.3	37	33	12.1
1,400,000-1,499,999	3	4	-25.0	17	23	-26.1
1,500,000-1,599,999	9	5	80.0	26	20	30.0
1,600,000-1,699,999	1	1	0.0	11	8	37.5
1,700,000-1,799,999	5	5	0.0	13	9	44.4
1,800,000-1,899,999	1	1	0.0	8	6	33.3
1,900,000-1,999,999	2	2	0.0	7	9	-22.2
2,000,000-2,249,999	1	3	-66.7	8	8	0.0

## 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	13	15	-13.3
150,000-199,999	3	2	50.0	54	50	8.0
200,000-249,999	3	6	-50.0	95	94	1.1
250,000-299,999	7	11	-36.4	220	234	-6.0
300,000-349,999	23	20	15.0	391	406	-3.7
350,000-399,999	32	20	60.0	576	547	5.3
400,000-449,999	22	26	-15.4	513	451	13.7
450,000-499,999	14	19	-26.3	400	378	5.8
500,000-549,999	12	13	-7.7	290	248	16.9
550,000-599,999	11	11	0.0	290	258	12.4
600,000-649,999	3	2	50.0	159	156	1.9
650,000-699,999	11	2	450.0	163	127	28.3
700,000-749,999	2	5	-60.0	94	112	-16.1
750,000-799,999	3	3	0.0	124	128	-3.1
800,000-849,999	1	2	-50.0	59	47	25.5
850,000-899,999	2	4	-50.0	84	78	7.7
900,000-949,999	0	0	0.0	25	34	-26.5
950,000-999,999	1	0	N/A	40	37	8.1
1,000,000-1,099,999	3	1	200.0	41	33	24.2
1,100,000-1,199,999	2	2	0.0	58	43	34.9
1,200,000-1,299,999	4	1	300.0	39	38	2.6
1,300,000-1,399,999	0	0	0.0	26	21	23.8
1,400,000-1,499,999	0	1	-100.0	13	18	-27.8
1,500,000-1,599,999	0	1	-100.0	21	12	75.0
1,600,000-1,699,999	0	0	0.0	10	6	66.7
1,700,000-1,799,999	1	0	N/A	8	8	0.0
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	1	-100.0	5	7	-28.6

**Active Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	5	5	0.0	14	12	16.7
2,500,000-2,749,999	1	2	-50.0	4	6	-33.3
2,750,000-2,999,999	5	3	66.7	13	4	225.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	1	1	0.0	3	2	50.0
3,500,000-3,749,999	0	1	-100.0	1	1	0.0
3,750,000-3,999,999	1	2	-50.0	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	2	1	100.0	4	1	300.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	5	2	150.0	6	5	20.0
<b>Totals</b>	<b>830</b>	<b>816</b>	<b>1.7</b>	<b>4622</b>	<b>4300</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	0	0.0	9	9	0.0
2,500,000-2,749,999	0	0	0.0	3	4	-25.0
2,750,000-2,999,999	0	0	0.0	11	4	175.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	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	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>160</b>	<b>154</b>	<b>3.9</b>	<b>3864</b>	<b>3619</b>	<b>6.8</b>

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