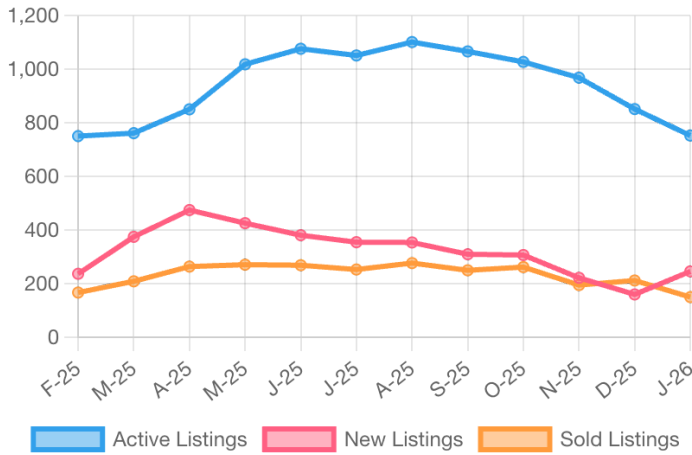


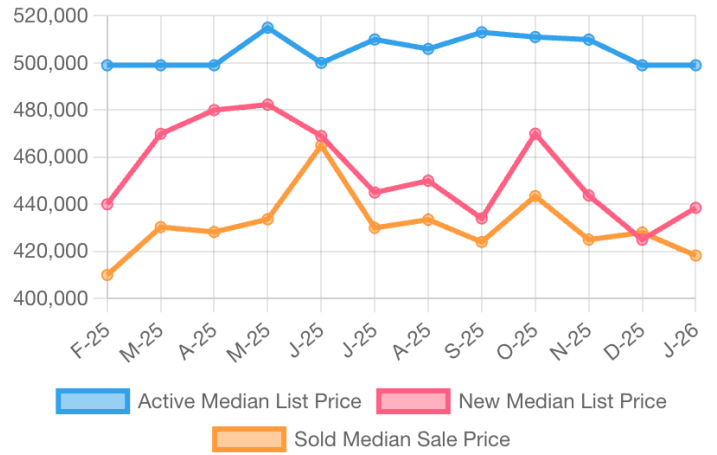
Market Summary

Jackson Residential, January 2026

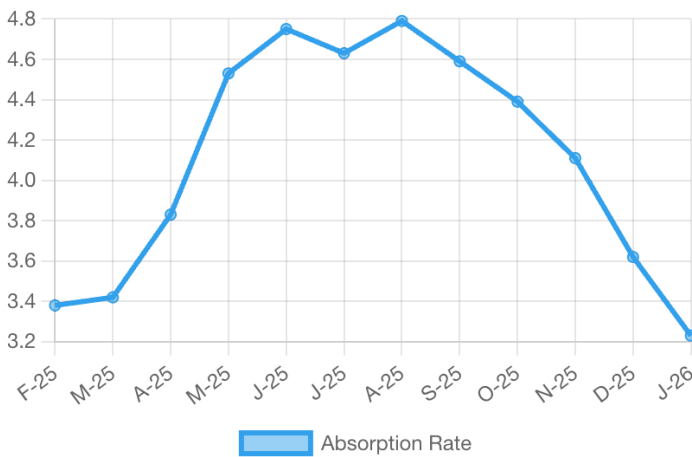
Number of Listings



Listing Prices



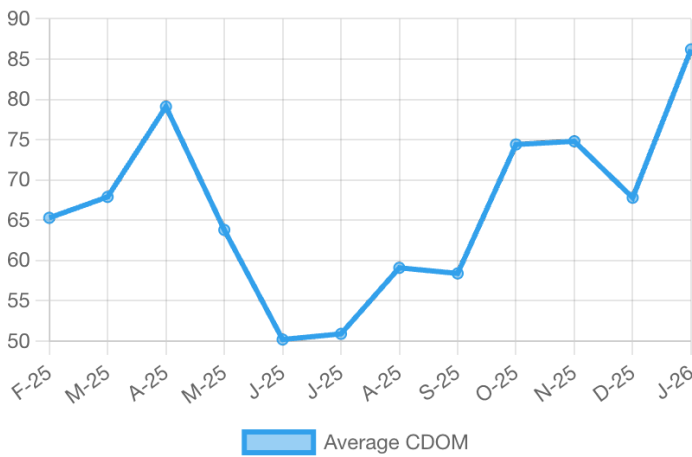
Absorption Rate, in Months



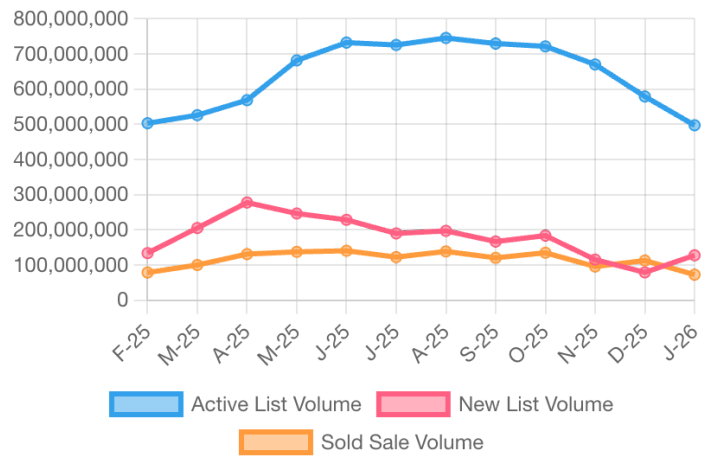
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jan-26	Jan-25	% Chg	2026 YTD	2025 YTD	% Chg
Absorption Rate	3.23	3.51	-7.98	3.23	3.51	-7.98
Average List Price (Actives)	\$660,677	\$634,397	4.14	\$633,850	\$624,885	1.43
Median List Price (Actives)	\$499,000	\$489,995	1.84	\$480,998	\$479,000	0.42
Average Sale Price (Solds)	\$486,093	\$479,074	1.47	\$484,748	\$479,074	1.18
Median Sale Price (Solds)	\$418,250	\$425,000	-1.59	\$415,000	\$425,000	-2.35
Average CDOM	86	85	1.18	85	86	-1.16
Median CDOM	59	39	51.28	59	41	43.90

Sold Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	1	0	N/A	1	0	N/A
100,000-149,999	1	0	N/A	1	0	N/A
150,000-199,999	4	1	300.0	4	1	300.0
200,000-249,999	10	2	400.0	10	2	400.0
250,000-299,999	11	14	-21.4	11	14	-21.4
300,000-349,999	20	21	-4.8	20	21	-4.8
350,000-399,999	23	26	-11.5	23	26	-11.5
400,000-449,999	17	30	-43.3	17	30	-43.3
450,000-499,999	13	20	-35.0	13	20	-35.0
500,000-549,999	9	8	12.5	9	8	12.5
550,000-599,999	8	13	-38.5	8	13	-38.5
600,000-649,999	4	10	-60.0	4	10	-60.0
650,000-699,999	8	4	100.0	8	4	100.0
700,000-749,999	6	1	500.0	6	1	500.0
750,000-799,999	4	1	300.0	4	1	300.0
800,000-849,999	3	5	-40.0	3	5	-40.0
850,000-899,999	0	2	-100.0	0	2	-100.0
900,000-949,999	1	2	-50.0	1	2	-50.0
950,000-999,999	1	2	-50.0	1	2	-50.0
1,000,000-1,099,999	0	1	-100.0	0	1	-100.0

Pending Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	1	-100.0	0	1	-100.0
150,000-199,999	5	4	25.0	5	4	25.0
200,000-249,999	2	4	-50.0	2	4	-50.0
250,000-299,999	16	9	77.8	16	9	77.8
300,000-349,999	25	33	-24.2	25	33	-24.2
350,000-399,999	47	28	67.9	47	28	67.9
400,000-449,999	31	23	34.8	31	23	34.8
450,000-499,999	16	24	-33.3	16	24	-33.3
500,000-549,999	15	13	15.4	15	13	15.4
550,000-599,999	12	8	50.0	12	8	50.0
600,000-649,999	6	6	0.0	6	6	0.0
650,000-699,999	9	3	200.0	9	3	200.0
700,000-749,999	6	6	0.0	6	6	0.0
750,000-799,999	3	5	-40.0	3	5	-40.0
800,000-849,999	4	1	300.0	4	1	300.0
850,000-899,999	2	1	100.0	2	1	100.0
900,000-949,999	1	2	-50.0	1	2	-50.0
950,000-999,999	0	4	-100.0	0	4	-100.0
1,000,000-1,099,999	0	2	-100.0	0	2	-100.0

Sold Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
1,100,000-1,199,999	0	3	-100.0	0	3	-100.0
1,200,000-1,299,999	1	0	N/A	1	0	N/A
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	2	0	N/A	2	0	N/A
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	1	0	N/A	1	0	N/A
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	2	0	N/A	2	0	N/A
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	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	0	0	0.0
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	150	166	-9.6	150	166	-9.6

Pending Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
1,100,000-1,199,999	4	1	300.0	4	1	300.0
1,200,000-1,299,999	1	0	N/A	1	0	N/A
1,300,000-1,399,999	2	3	-33.3	2	3	-33.3
1,400,000-1,499,999	0	1	-100.0	0	1	-100.0
1,500,000-1,599,999	1	1	0.0	1	1	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	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	0	0	0.0
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	209	183	14.2	209	183	14.2

Active Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	5	3	66.7	5	4	25.0
150,000-199,999	17	15	13.3	20	22	-9.1
200,000-249,999	17	19	-10.5	22	25	-12.0
250,000-299,999	37	51	-27.5	58	60	-3.3
300,000-349,999	58	79	-26.6	88	108	-18.5
350,000-399,999	86	90	-4.4	130	123	5.7
400,000-449,999	91	77	18.2	118	112	5.4
450,000-499,999	82	79	3.8	108	109	-0.9
500,000-549,999	57	59	-3.4	87	76	14.5
550,000-599,999	51	49	4.1	67	67	0.0
600,000-649,999	38	30	26.7	45	40	12.5
650,000-699,999	37	33	12.1	49	46	6.5
700,000-749,999	24	28	-14.3	32	35	-8.6
750,000-799,999	19	37	-48.6	22	41	-46.3
800,000-849,999	12	15	-20.0	16	17	-5.9
850,000-899,999	22	17	29.4	29	20	45.0
900,000-949,999	6	11	-45.5	9	13	-30.8
950,000-999,999	10	10	0.0	11	15	-26.7
1,000,000-1,099,999	10	7	42.9	12	9	33.3
1,100,000-1,199,999	16	17	-5.9	20	18	11.1
1,200,000-1,299,999	13	4	225.0	14	4	250.0
1,300,000-1,399,999	8	11	-27.3	10	14	-28.6
1,400,000-1,499,999	2	4	-50.0	3	4	-25.0
1,500,000-1,599,999	8	5	60.0	8	5	60.0
1,600,000-1,699,999	0	2	-100.0	1	3	-66.7
1,700,000-1,799,999	4	5	-20.0	5	5	0.0
1,800,000-1,899,999	1	3	-66.7	1	3	-66.7
1,900,000-1,999,999	1	2	-50.0	3	2	50.0
2,000,000-2,249,999	1	3	-66.7	3	4	-25.0

New Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	6	6	0.0	6	6	0.0
200,000-249,999	8	6	33.3	8	6	33.3
250,000-299,999	22	14	57.1	22	14	57.1
300,000-349,999	24	33	-27.3	24	33	-27.3
350,000-399,999	35	43	-18.6	35	43	-18.6
400,000-449,999	37	31	19.4	37	31	19.4
450,000-499,999	22	30	-26.7	22	30	-26.7
500,000-549,999	26	26	0.0	26	26	0.0
550,000-599,999	14	18	-22.2	14	18	-22.2
600,000-649,999	6	9	-33.3	6	9	-33.3
650,000-699,999	12	15	-20.0	12	15	-20.0
700,000-749,999	6	5	20.0	6	5	20.0
750,000-799,999	5	8	-37.5	5	8	-37.5
800,000-849,999	2	0	N/A	2	0	N/A
850,000-899,999	7	1	600.0	7	1	600.0
900,000-949,999	1	1	0.0	1	1	0.0
950,000-999,999	1	4	-75.0	1	4	-75.0
1,000,000-1,099,999	1	1	0.0	1	1	0.0
1,100,000-1,199,999	3	1	200.0	3	1	200.0
1,200,000-1,299,999	1	1	0.0	1	1	0.0
1,300,000-1,399,999	1	3	-66.7	1	3	-66.7
1,400,000-1,499,999	1	0	N/A	1	0	N/A
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	2	-100.0	0	2	-100.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	2	-100.0	0	2	-100.0
1,900,000-1,999,999	2	0	N/A	2	0	N/A
2,000,000-2,249,999	2	1	100.0	2	1	100.0

Active Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
2,250,000-2,499,999	5	5	0.0	5	7	-28.6
2,500,000-2,749,999	1	1	0.0	1	1	0.0
2,750,000-2,999,999	5	2	150.0	5	2	150.0
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	1	-100.0
3,750,000-3,999,999	1	2	-50.0	1	2	-50.0
4,000,000-4,249,999	1	0	N/A	1	0	N/A
4,250,000-4,499,999	0	1	-100.0	1	1	0.0
4,500,000-4,749,999	2	1	100.0	2	1	100.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	4	2	100.0	4	3	33.3
Totals	753	780	-3.5	1018	1023	-0.5

New Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
2,250,000-2,499,999	0	2	-100.0	0	2	-100.0
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	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	0	0	0.0
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	1	-100.0	0	1	-100.0
Totals	246	264	-6.8	246	264	-6.8

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