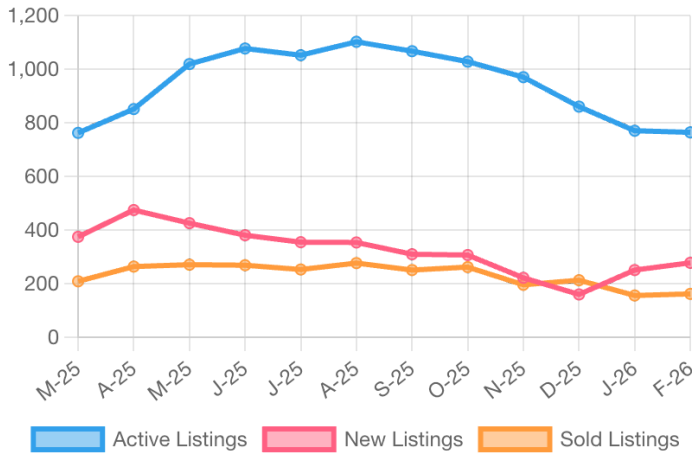


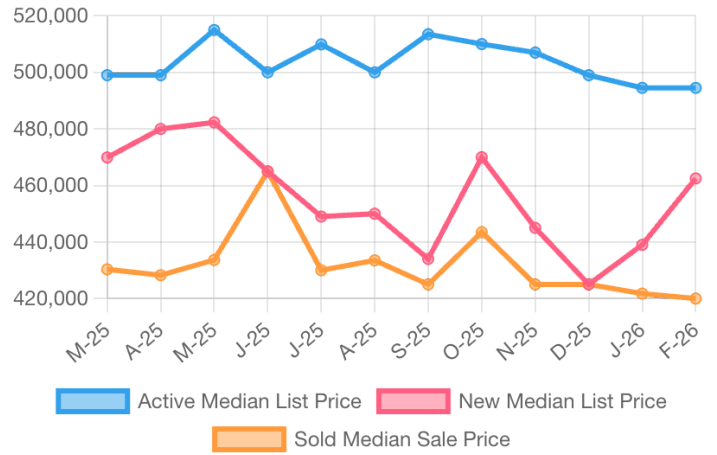
# Market Summary

## Jackson Residential, February 2026

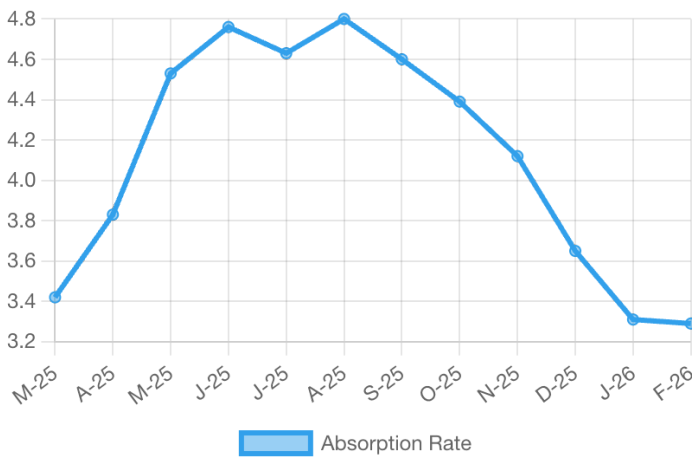
**Number of Listings**



**Listing Prices**



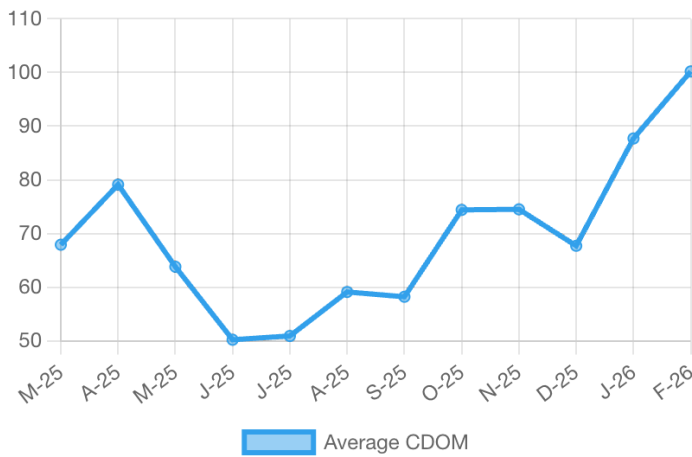
**Absorption Rate, in Months**



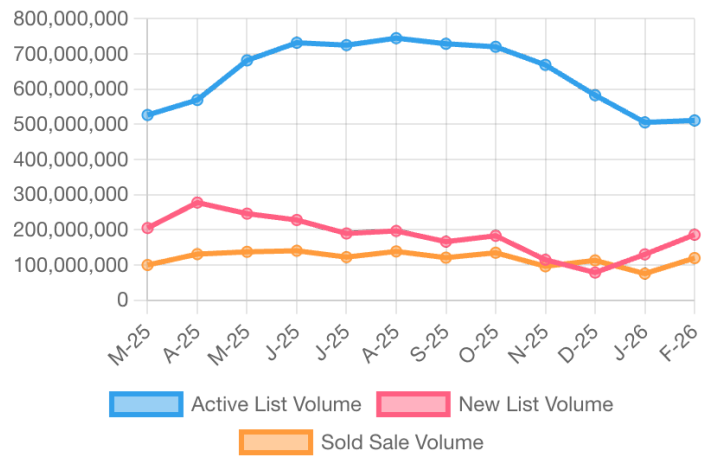
**Sold to List Ratio**



**Days on Market**



**Price Volume**



Summary Statistics

	Feb-26	Feb-25	% Chg	2026 YTD	2025 YTD	% Chg
Absorption Rate	3.29	3.39	-2.95	3.3	3.45	-4.35
Average List Price (Actives)	\$668,131	\$669,614	-0.22	\$638,969	\$613,717	4.11
Median List Price (Actives)	\$494,500	\$499,000	-0.90	\$475,000	\$474,960	0.01
Average Sale Price (Solds)	\$740,898	\$472,118	56.93	\$485,748	\$475,586	2.14
Median Sale Price (Solds)	\$420,000	\$410,000	2.44	\$420,000	\$424,000	-0.94
Average CDOM	100	65	53.85	94	75	25.33
Median CDOM	58	37	56.76	60	41	46.34

Sold Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	0	0.0	1	0	N/A
100,000-149,999	0	2	-100.0	1	2	-50.0
150,000-199,999	2	4	-50.0	6	5	20.0
200,000-249,999	5	3	66.7	15	5	200.0
250,000-299,999	12	9	33.3	24	23	4.3
300,000-349,999	16	28	-42.9	36	49	-26.5
350,000-399,999	31	29	6.9	55	55	0.0
400,000-449,999	27	28	-3.6	45	58	-22.4
450,000-499,999	15	13	15.4	29	33	-12.1
500,000-549,999	16	18	-11.1	25	26	-3.8
550,000-599,999	7	5	40.0	16	18	-11.1
600,000-649,999	4	5	-20.0	8	15	-46.7
650,000-699,999	8	4	100.0	16	8	100.0
700,000-749,999	3	4	-25.0	10	5	100.0
750,000-799,999	1	3	-66.7	5	4	25.0
800,000-849,999	2	2	0.0	5	7	-28.6
850,000-899,999	0	2	-100.0	0	4	-100.0
900,000-949,999	2	0	N/A	3	2	50.0
950,000-999,999	0	0	0.0	1	2	-50.0
1,000,000-1,099,999	3	1	200.0	3	2	50.0

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	1	0	N/A	1	1	0.0
150,000-199,999	4	7	-42.9	8	11	-27.3
200,000-249,999	6	5	20.0	8	9	-11.1
250,000-299,999	16	13	23.1	32	22	45.5
300,000-349,999	24	27	-11.1	47	60	-21.7
350,000-399,999	25	37	-32.4	71	65	9.2
400,000-449,999	32	29	10.3	62	52	19.2
450,000-499,999	27	26	3.8	42	50	-16.0
500,000-549,999	30	15	100.0	45	28	60.7
550,000-599,999	6	14	-57.1	18	22	-18.2
600,000-649,999	16	10	60.0	21	16	31.3
650,000-699,999	15	6	150.0	23	9	155.6
700,000-749,999	7	4	75.0	13	10	30.0
750,000-799,999	6	7	-14.3	9	12	-25.0
800,000-849,999	3	1	200.0	6	2	200.0
850,000-899,999	6	5	20.0	8	6	33.3
900,000-949,999	1	1	0.0	2	3	-33.3
950,000-999,999	0	2	-100.0	0	6	-100.0
1,000,000-1,099,999	0	2	-100.0	1	4	-75.0

**Sold Listings**

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
1,100,000-1,199,999	4	3	33.3	4	6	-33.3
1,200,000-1,299,999	1	0	N/A	2	0	N/A
1,300,000-1,399,999	1	3	-66.7	1	3	-66.7
1,400,000-1,499,999	0	1	-100.0	2	1	100.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	1	0	N/A	2	0	N/A
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	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+	1	0	N/A	1	0	N/A
Totals	162	167	-3.0	318	333	-4.5

**Pending Listings**

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
1,100,000-1,199,999	3	5	-40.0	7	6	16.7
1,200,000-1,299,999	3	0	N/A	4	0	N/A
1,300,000-1,399,999	2	1	100.0	4	4	0.0
1,400,000-1,499,999	1	0	N/A	1	1	0.0
1,500,000-1,599,999	0	0	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	0	0	0.0	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	234	217	7.8	435	400	8.8

**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	6	4	50.0
150,000-199,999	13	14	-7.1	25	25	0.0
200,000-249,999	19	23	-17.4	30	34	-11.8
250,000-299,999	38	50	-24.0	76	79	-3.8
300,000-349,999	62	71	-12.7	115	141	-18.4
350,000-399,999	83	82	1.2	167	160	4.4
400,000-449,999	88	76	15.8	161	134	20.1
450,000-499,999	90	66	36.4	141	125	12.8
500,000-549,999	66	61	8.2	114	99	15.2
550,000-599,999	48	53	-9.4	74	88	-15.9
600,000-649,999	33	30	10.0	67	47	42.6
650,000-699,999	35	39	-10.3	60	51	17.6
700,000-749,999	22	26	-15.4	41	41	0.0
750,000-799,999	22	33	-33.3	32	48	-33.3
800,000-849,999	12	14	-14.3	22	20	10.0
850,000-899,999	25	14	78.6	37	23	60.9
900,000-949,999	7	11	-36.4	12	13	-7.7
950,000-999,999	11	8	37.5	14	20	-30.0
1,000,000-1,099,999	11	8	37.5	14	13	7.7
1,100,000-1,199,999	13	14	-7.1	23	22	4.5
1,200,000-1,299,999	10	4	150.0	14	5	180.0
1,300,000-1,399,999	8	9	-11.1	13	16	-18.7
1,400,000-1,499,999	4	4	0.0	6	5	20.0
1,500,000-1,599,999	9	4	125.0	10	6	66.7
1,600,000-1,699,999	1	2	-50.0	2	4	-50.0
1,700,000-1,799,999	3	5	-40.0	5	5	0.0
1,800,000-1,899,999	1	3	-66.7	1	3	-66.7
1,900,000-1,999,999	3	3	0.0	4	3	33.3
2,000,000-2,249,999	4	3	33.3	4	4	0.0

**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	1	0	N/A	1	0	N/A
150,000-199,999	4	3	33.3	10	9	11.1
200,000-249,999	7	9	-22.2	15	15	0.0
250,000-299,999	15	19	-21.1	38	33	15.2
300,000-349,999	24	33	-27.3	50	66	-24.2
350,000-399,999	36	36	0.0	71	79	-10.1
400,000-449,999	45	23	95.7	80	54	48.1
450,000-499,999	25	16	56.3	49	46	6.5
500,000-549,999	25	23	8.7	53	49	8.2
550,000-599,999	12	21	-42.9	24	39	-38.5
600,000-649,999	19	6	216.7	26	15	73.3
650,000-699,999	11	5	120.0	22	20	10.0
700,000-749,999	6	6	0.0	12	11	9.1
750,000-799,999	12	6	100.0	17	14	21.4
800,000-849,999	4	4	0.0	8	4	100.0
850,000-899,999	9	3	200.0	15	4	275.0
900,000-949,999	3	0	N/A	4	1	300.0
950,000-999,999	3	5	-40.0	4	9	-55.6
1,000,000-1,099,999	1	3	-66.7	3	4	-25.0
1,100,000-1,199,999	3	5	-40.0	6	6	0.0
1,200,000-1,299,999	0	1	-100.0	1	2	-50.0
1,300,000-1,399,999	2	2	0.0	3	5	-40.0
1,400,000-1,499,999	4	1	300.0	5	1	400.0
1,500,000-1,599,999	2	1	100.0	2	1	100.0
1,600,000-1,699,999	1	1	0.0	1	3	-66.7
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	0	1	-100.0	2	1	100.0
2,000,000-2,249,999	0	0	0.0	2	1	100.0

**Active Listings**

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
2,250,000-2,499,999	3	6	-50.0	5	7	-28.6
2,500,000-2,749,999	1	1	0.0	1	1	0.0
2,750,000-2,999,999	4	3	33.3	5	4	25.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	3	2	50.0	3	2	50.0
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	0	0	0.0	1	0	N/A
4,250,000-4,499,999	1	1	0.0	2	1	100.0
4,500,000-4,749,999	2	2	0.0	2	2	0.0
4,750,000-4,999,999	1	0	N/A	1	0	N/A
5,000,000+	3	3	0.0	4	3	33.3
<b>Totals</b>	<b>765</b>	<b>753</b>	<b>1.6</b>	<b>1315</b>	<b>1261</b>	<b>4.3</b>

**New Listings**

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
2,250,000-2,499,999	1	0	N/A	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	2	-100.0	0	2	-100.0
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	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	1	0	N/A	1	0	N/A
4,500,000-4,749,999	0	1	-100.0	0	1	-100.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	1	0	N/A	1	1	0.0
<b>Totals</b>	<b>278</b>	<b>237</b>	<b>17.3</b>	<b>529</b>	<b>501</b>	<b>5.6</b>

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