

Local Market Update – May 2021

A Research Tool Provided by Jackson Area Association of REALTORS®



Jackson County

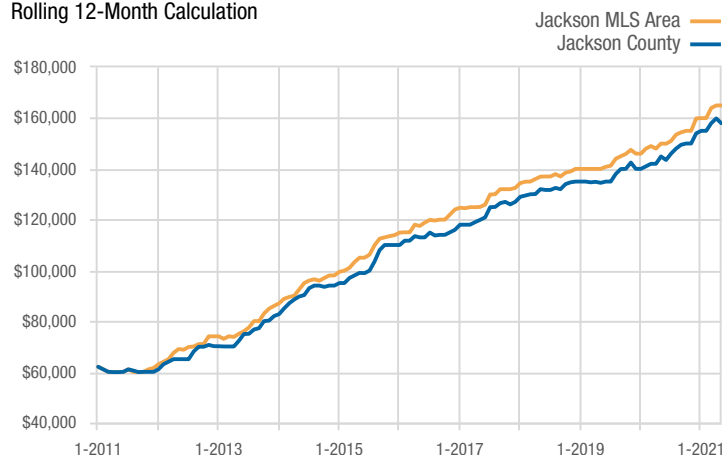
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	199	206	+ 3.5%	766	799	+ 4.3%
Pending Sales	164	51	- 68.9%	619	587	- 5.2%
Closed Sales	80	165	+ 106.3%	534	706	+ 32.2%
Days on Market Until Sale	100	61	- 39.0%	87	72	- 17.2%
Median Sales Price*	\$154,000	\$152,200	- 1.2%	\$135,000	\$150,000	+ 11.1%
Average Sales Price*	\$185,538	\$174,396	- 6.0%	\$154,911	\$177,617	+ 14.7%
Percent of List Price Received*	97.4%	102.5%	+ 5.2%	97.3%	100.0%	+ 2.8%
Inventory of Homes for Sale	286	313	+ 9.4%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	7	6	- 14.3%	38	27	- 28.9%
Pending Sales	6	6	0.0%	20	16	- 20.0%
Closed Sales	1	4	+ 300.0%	17	15	- 11.8%
Days on Market Until Sale	96	54	- 43.8%	79	53	- 32.9%
Median Sales Price*	\$27,900	\$192,500	+ 590.0%	\$185,000	\$252,000	+ 36.2%
Average Sales Price*	\$27,900	\$178,725	+ 540.6%	\$161,438	\$221,120	+ 37.0%
Percent of List Price Received*	93.3%	99.3%	+ 6.4%	96.9%	98.8%	+ 2.0%
Inventory of Homes for Sale	20	8	- 60.0%	—	—	—
Months Supply of Inventory	3.5	1.4	- 60.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

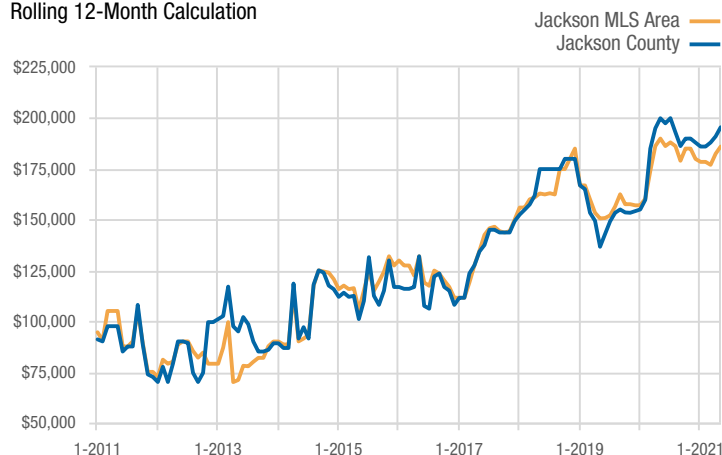
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.