

Local Market Update – August 2020

A Research Tool Provided by Jackson Area Association of REALTORS®



Jackson County

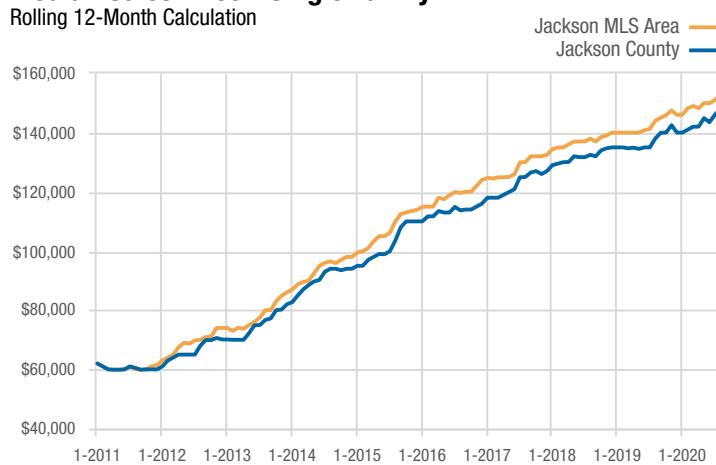
Single Family		August			Year to Date		
Key Metrics		2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings		258	195	- 24.4%	1,747	1,388	- 20.5%
Pending Sales		175	57	- 67.4%	1,370	1,039	- 24.2%
Closed Sales		207	204	- 1.4%	1,290	1,080	- 16.3%
Days on Market Until Sale		68	77	+ 13.2%	81	85	+ 4.9%
Median Sales Price*		\$150,000	\$165,000	+ 10.0%	\$138,000	\$148,500	+ 7.6%
Average Sales Price*		\$184,179	\$185,296	+ 0.6%	\$156,957	\$170,099	+ 8.4%
Percent of List Price Received*		97.9%	99.0%	+ 1.1%	97.5%	98.1%	+ 0.6%
Inventory of Homes for Sale		441	386	- 12.5%	—	—	—
Months Supply of Inventory		2.7	2.9	+ 7.4%	—	—	—

Townhouse-Condo		August			Year to Date		
Key Metrics		2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings		5	9	+ 80.0%	63	61	- 3.2%
Pending Sales		7	5	- 28.6%	58	37	- 36.2%
Closed Sales		9	12	+ 33.3%	56	42	- 25.0%
Days on Market Until Sale		73	112	+ 53.4%	98	92	- 6.1%
Median Sales Price*		\$238,235	\$225,000	- 5.6%	\$143,180	\$190,500	+ 33.0%
Average Sales Price*		\$224,759	\$222,690	- 0.9%	\$157,842	\$185,875	+ 17.8%
Percent of List Price Received*		98.0%	98.8%	+ 0.8%	97.4%	97.8%	+ 0.4%
Inventory of Homes for Sale		13	18	+ 38.5%	—	—	—
Months Supply of Inventory		1.9	3.7	+ 94.7%	—	—	—

* 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.

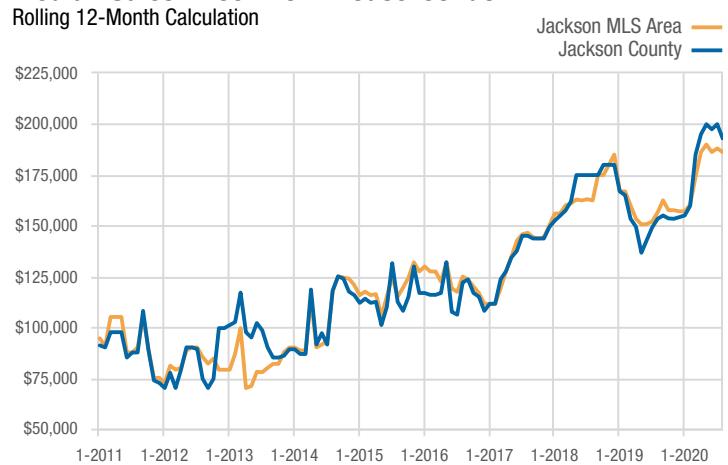
Median Sales Price - Single Family

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.