

# Local Market Update – April 2021

A Research Tool Provided by Jackson Area Association of REALTORS®



## Jackson County

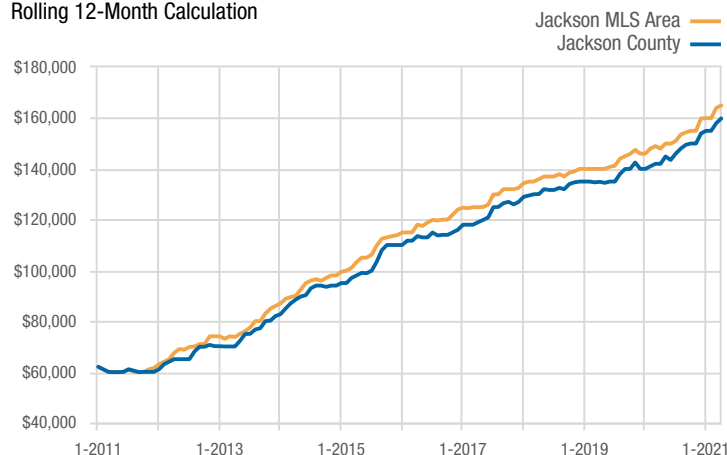
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	74	173	+ 133.8%	567	580	+ 2.3%
Pending Sales	61	47	- 23.0%	455	418	- 8.1%
Closed Sales	95	127	+ 33.7%	454	539	+ 18.7%
Days on Market Until Sale	88	67	- 23.9%	85	76	- 10.6%
Median Sales Price*	\$140,000	\$150,000	+ 7.1%	\$135,000	\$150,000	+ 11.1%
Average Sales Price*	\$150,701	\$180,715	+ 19.9%	\$149,502	\$178,617	+ 19.5%
Percent of List Price Received*	98.1%	101.3%	+ 3.3%	97.3%	99.3%	+ 2.1%
Inventory of Homes for Sale	283	278	- 1.8%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	2	8	+ 300.0%	31	19	- 38.7%
Pending Sales	0	4	—	14	8	- 42.9%
Closed Sales	3	4	+ 33.3%	16	11	- 31.3%
Days on Market Until Sale	65	57	- 12.3%	78	52	- 33.3%
Median Sales Price*	\$195,000	\$335,701	+ 72.2%	\$187,450	\$252,000	+ 34.4%
Average Sales Price*	\$200,000	\$324,100	+ 62.1%	\$169,784	\$236,536	+ 39.3%
Percent of List Price Received*	99.3%	99.3%	0.0%	97.1%	98.6%	+ 1.5%
Inventory of Homes for Sale	20	10	- 50.0%	—	—	—
Months Supply of Inventory	3.6	1.8	- 50.0%	—	—	—

\* 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.

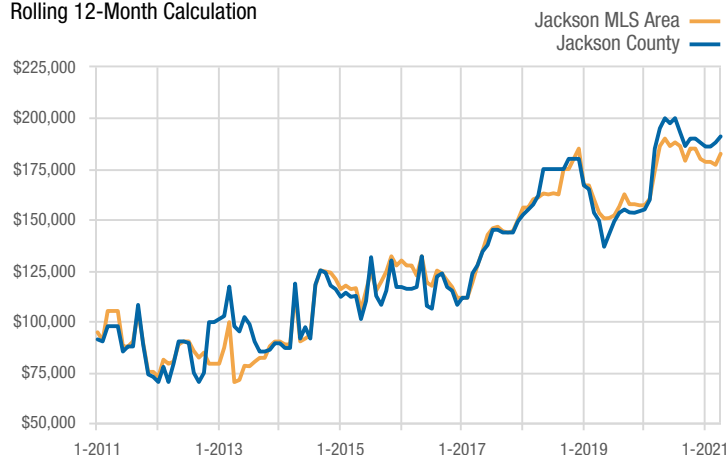
### Median Sales Price - Single Family

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.