

# Local Market Update – July 2020

A Research Tool Provided by Jackson Area Association of REALTORS®



## Jackson County

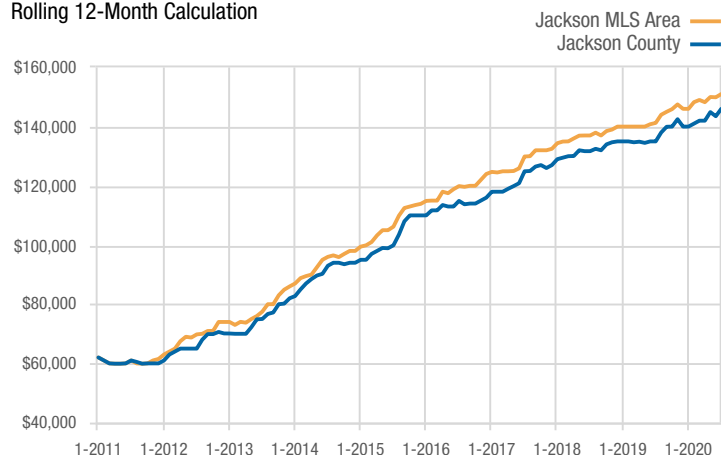
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	257	187	- 27.2%	1,489	1,174	- 21.2%
Pending Sales	190	56	- 70.5%	1,195	816	- 31.7%
Closed Sales	204	197	- 3.4%	1,083	875	- 19.2%
Days on Market Until Sale	65	81	+ 24.6%	83	86	+ 3.6%
Median Sales Price*	\$145,000	\$170,500	+ 17.6%	\$135,000	\$145,000	+ 7.4%
Average Sales Price*	\$161,625	\$199,014	+ 23.1%	\$151,739	\$166,644	+ 9.8%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	406	421	+ 3.7%	—	—	—
Months Supply of Inventory	2.5	3.2	+ 28.0%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	6	6	0.0%	58	52	- 10.3%
Pending Sales	7	4	- 42.9%	51	28	- 45.1%
Closed Sales	7	6	- 14.3%	47	30	- 36.2%
Days on Market Until Sale	84	98	+ 16.7%	102	85	- 16.7%
Median Sales Price*	\$156,500	\$169,000	+ 8.0%	\$135,345	\$187,450	+ 38.5%
Average Sales Price*	\$177,829	\$182,011	+ 2.4%	\$145,028	\$171,149	+ 18.0%
Percent of List Price Received*	97.9%	96.7%	- 1.2%	97.3%	97.3%	0.0%
Inventory of Homes for Sale	16	21	+ 31.3%	—	—	—
Months Supply of Inventory	2.4	4.5	+ 87.5%	—	—	—

\* 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.

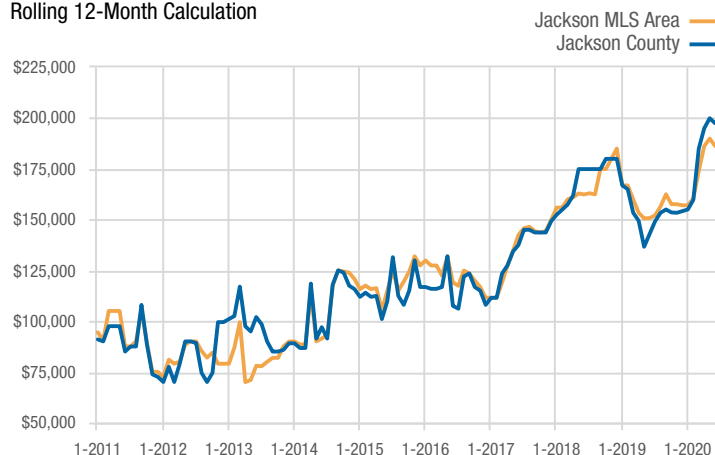
### Median Sales Price - Single Family

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.