

Local Market Update – June 2021

A Research Tool Provided by Jackson Area Association of REALTORS®



Jackson County

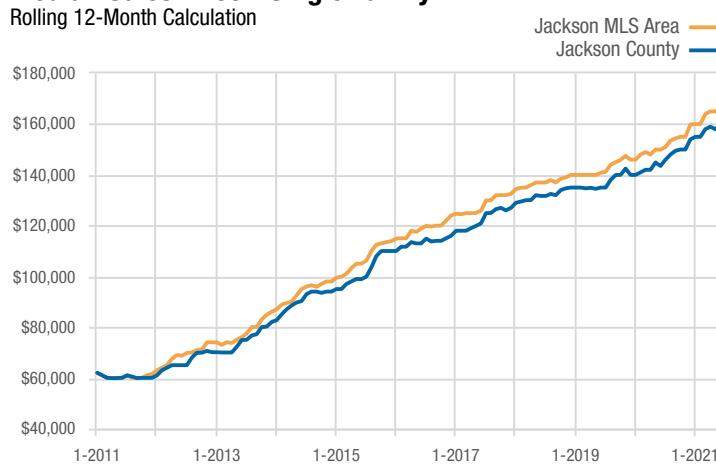
Single Family		June			Year to Date		
Key Metrics		2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings		241	243	+ 0.8%	1,007	1,062	+ 5.5%
Pending Sales		219	50	- 77.2%	838	780	- 6.9%
Closed Sales		145	177	+ 22.1%	679	886	+ 30.5%
Days on Market Until Sale		90	61	- 32.2%	88	70	- 20.5%
Median Sales Price*		\$146,000	\$164,850	+ 12.9%	\$137,000	\$155,000	+ 13.1%
Average Sales Price*		\$165,897	\$195,355	+ 17.8%	\$157,261	\$180,852	+ 15.0%
Percent of List Price Received*		98.5%	102.7%	+ 4.3%	97.5%	100.5%	+ 3.1%
Inventory of Homes for Sale		278	367	+ 32.0%	—	—	—
Months Supply of Inventory		1.9	2.4	+ 26.3%	—	—	—

Townhouse-Condo		June			Year to Date		
Key Metrics		2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings		8	7	- 12.5%	46	34	- 26.1%
Pending Sales		8	3	- 62.5%	28	22	- 21.4%
Closed Sales		7	8	+ 14.3%	24	23	- 4.2%
Days on Market Until Sale		85	60	- 29.4%	81	55	- 32.1%
Median Sales Price*		\$190,000	\$135,000	- 28.9%	\$187,450	\$173,000	- 7.7%
Average Sales Price*		\$185,422	\$132,988	- 28.3%	\$168,433	\$190,465	+ 13.1%
Percent of List Price Received*		99.1%	100.0%	+ 0.9%	97.5%	99.2%	+ 1.7%
Inventory of Homes for Sale		17	9	- 47.1%	—	—	—
Months Supply of Inventory		3.2	1.6	- 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.

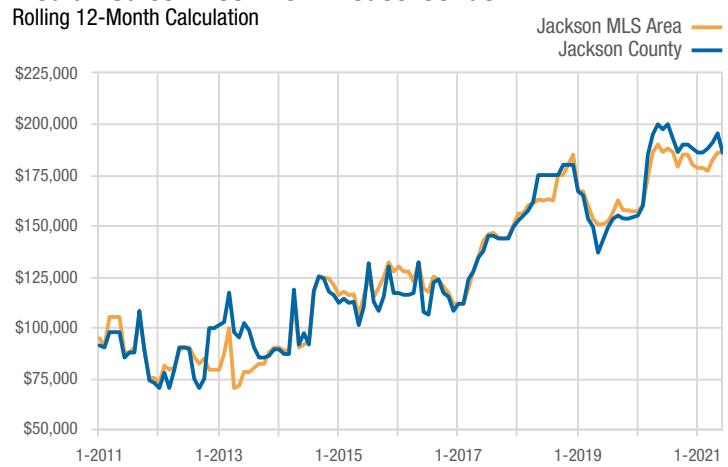
Median Sales Price - Single Family

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.