

Local Market Update – May 2020

A Research Tool Provided by Jackson Area Association of REALTORS®



Jackson County

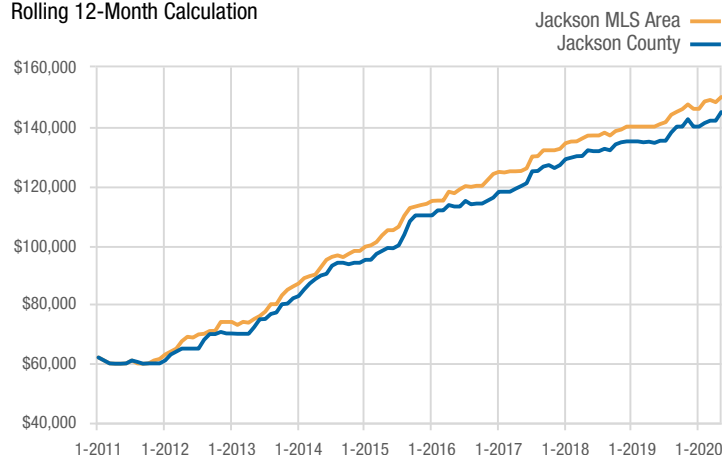
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	260	187	- 28.1%	988	740	- 25.1%
Pending Sales	182	46	- 74.7%	827	465	- 43.8%
Closed Sales	178	80	- 55.1%	711	532	- 25.2%
Days on Market Until Sale	84	100	+ 19.0%	92	87	- 5.4%
Median Sales Price*	\$129,900	\$154,000	+ 18.6%	\$127,750	\$135,000	+ 5.7%
Average Sales Price*	\$143,812	\$185,538	+ 29.0%	\$145,123	\$154,734	+ 6.6%
Percent of List Price Received*	97.0%	97.4%	+ 0.4%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	363	399	+ 9.9%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	11	7	- 36.4%	46	38	- 17.4%
Pending Sales	5	1	- 80.0%	33	14	- 57.6%
Closed Sales	6	1	- 83.3%	33	17	- 48.5%
Days on Market Until Sale	131	96	- 26.7%	112	79	- 29.5%
Median Sales Price*	\$127,450	\$27,900	- 78.1%	\$132,000	\$185,000	+ 40.2%
Average Sales Price*	\$124,096	\$27,900	- 77.5%	\$127,303	\$161,438	+ 26.8%
Percent of List Price Received*	95.8%	93.3%	- 2.6%	97.0%	96.9%	- 0.1%
Inventory of Homes for Sale	24	26	+ 8.3%	—	—	—
Months Supply of Inventory	4.0	5.4	+ 35.0%	—	—	—

* 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.

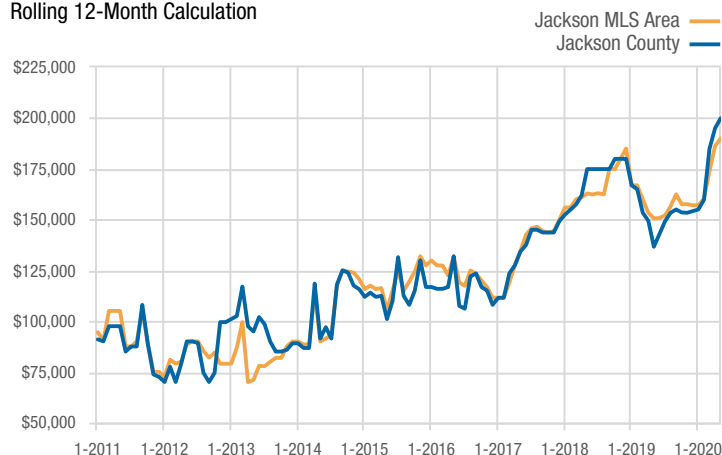
Median Sales Price - Single Family

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.