

Local Market Update – August 2021

A Research Tool Provided by the Michigan Regional Information Center



Jackson County

Single Family Residential

Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	221	210	- 5.0%	1,472	1,542	+ 4.8%
Pending Sales	234	72	- 69.2%	1,316	1,200	- 8.8%
Closed Sales	214	164	- 23.4%	1,126	1,306	+ 16.0%
Days on Market Until Sale	38	17	- 55.3%	45	24	- 46.7%
Median Sales Price*	\$165,000	\$181,450	+ 10.0%	\$149,900	\$160,000	+ 6.7%
Average Sales Price*	\$183,960	\$207,689	+ 12.9%	\$170,132	\$186,920	+ 9.9%
Percent of List Price Received*	98.9%	100.9%	+ 2.0%	98.1%	100.6%	+ 2.5%
Inventory of Homes for Sale	265	381	+ 43.8%	—	—	—
Months Supply of Inventory	1.6	2.5	+ 56.3%	—	—	—

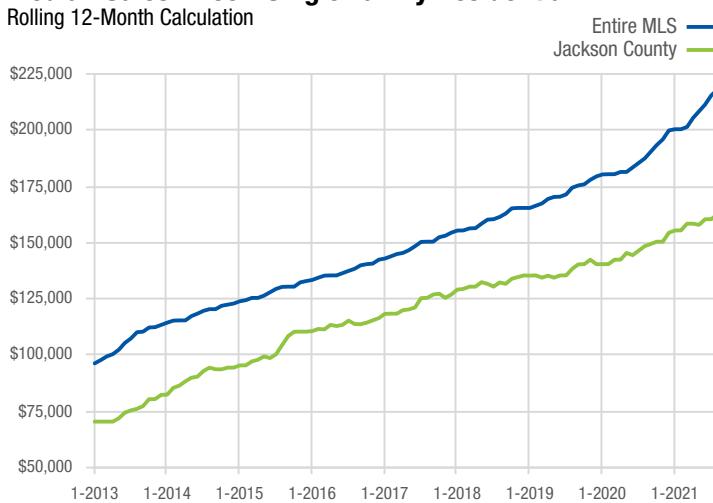
Condominium

Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	9	14	+ 55.6%	61	54	- 11.5%
Pending Sales	13	4	- 69.2%	47	33	- 29.8%
Closed Sales	12	5	- 58.3%	42	37	- 11.9%
Days on Market Until Sale	77	16	- 79.2%	56	20	- 64.3%
Median Sales Price*	\$225,000	\$180,000	- 20.0%	\$190,500	\$180,000	- 5.5%
Average Sales Price*	\$222,690	\$178,338	- 19.9%	\$185,875	\$196,607	+ 5.8%
Percent of List Price Received*	98.8%	99.6%	+ 0.8%	97.8%	99.9%	+ 2.1%
Inventory of Homes for Sale	9	17	+ 88.9%	—	—	—
Months Supply of Inventory	1.5	3.5	+ 133.3%	—	—	—

* 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.

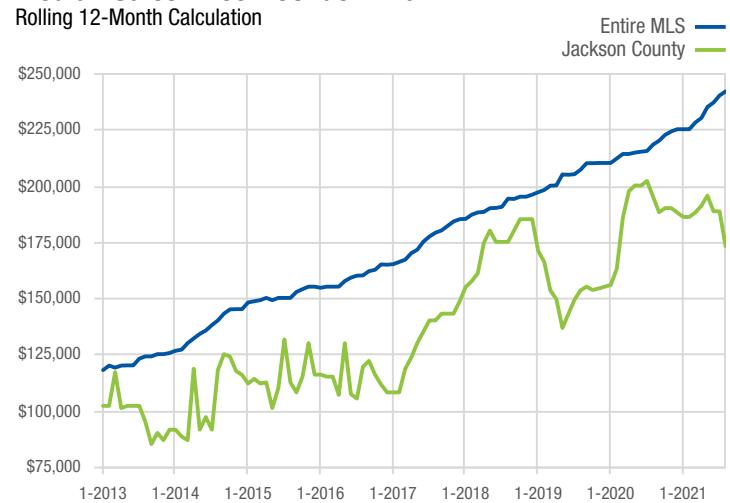
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

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.