

# Local Market Update – June 2020

A Research Tool Provided by Jackson Area Association of REALTORS®



## Jackson County

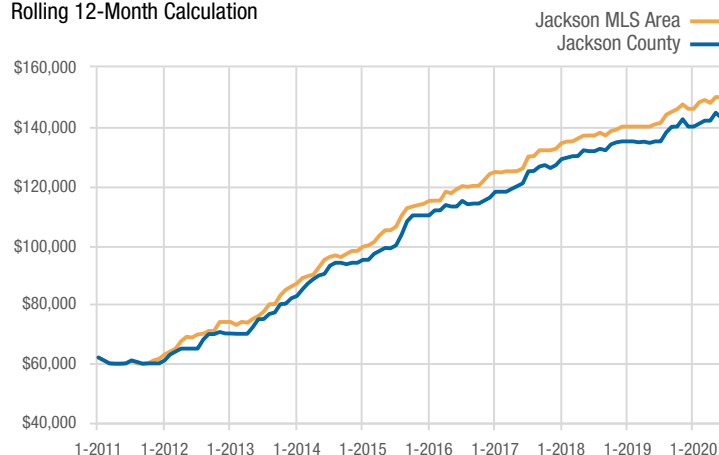
Single Family	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	244	228	- 6.6%	1,232	972	- 21.1%
Pending Sales	179	47	- 73.7%	1,006	616	- 38.8%
Closed Sales	168	141	- 16.1%	879	673	- 23.4%
Days on Market Until Sale	67	91	+ 35.8%	88	88	0.0%
Median Sales Price*	\$157,000	\$146,000	- 7.0%	\$132,250	\$137,000	+ 3.6%
Average Sales Price*	\$167,618	\$165,221	- 1.4%	\$149,437	\$156,934	+ 5.0%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	97.1%	97.5%	+ 0.4%
Inventory of Homes for Sale	386	445	+ 15.3%	—	—	—
Months Supply of Inventory	2.3	3.4	+ 47.8%	—	—	—

Townhouse-Condo	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	6	8	+ 33.3%	52	46	- 11.5%
Pending Sales	11	2	- 81.8%	44	19	- 56.8%
Closed Sales	7	7	0.0%	40	24	- 40.0%
Days on Market Until Sale	77	85	+ 10.4%	106	81	- 23.6%
Median Sales Price*	\$247,500	\$190,000	- 23.2%	\$133,500	\$187,450	+ 40.4%
Average Sales Price*	\$195,786	\$185,422	- 5.3%	\$139,287	\$168,433	+ 20.9%
Percent of List Price Received*	97.7%	99.1%	+ 1.4%	97.1%	97.5%	+ 0.4%
Inventory of Homes for Sale	17	26	+ 52.9%	—	—	—
Months Supply of Inventory	2.7	6.0	+ 122.2%	—	—	—

\* 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.

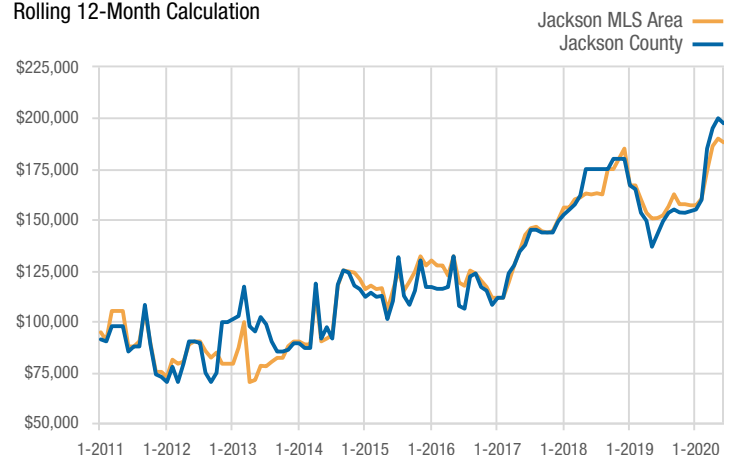
### Median Sales Price - Single Family

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.