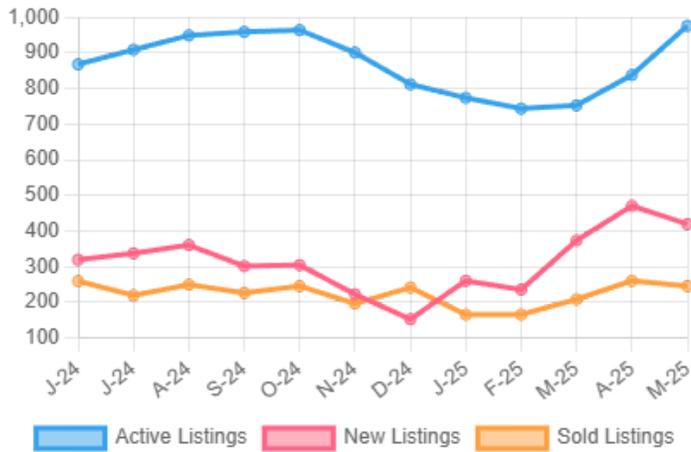


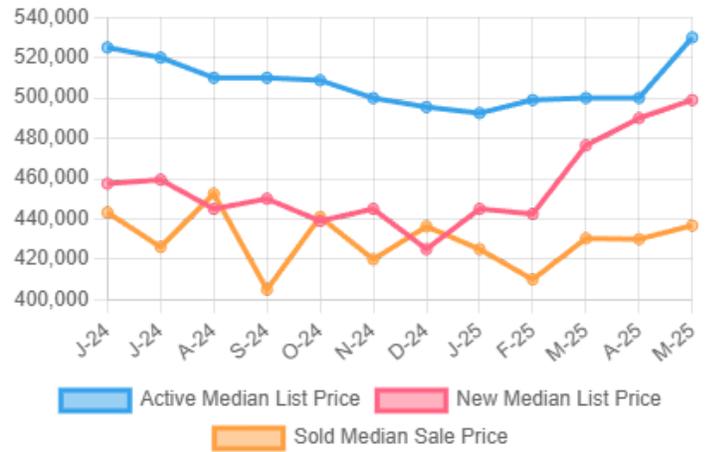
Market Summary

Jackson Residential, May 2025

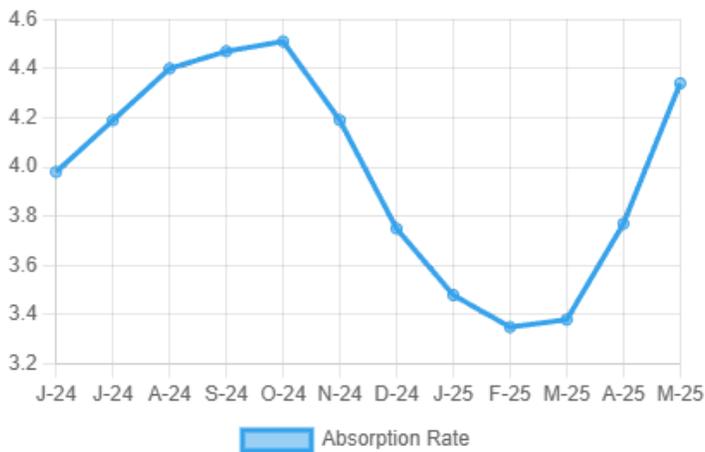
Number of Listings



Listing Prices



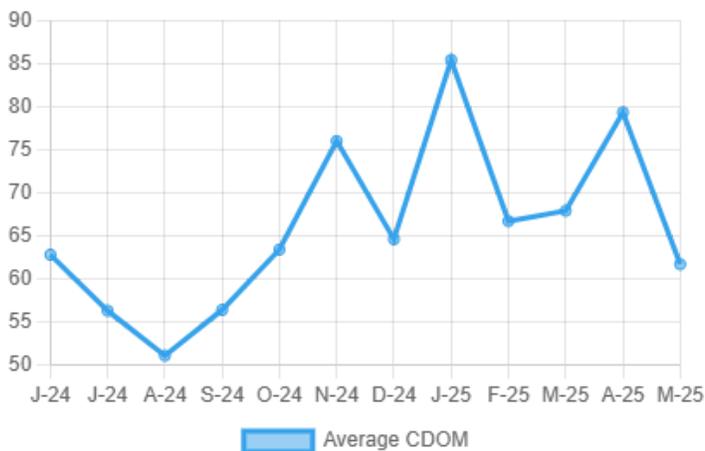
Absorption Rate, in Months



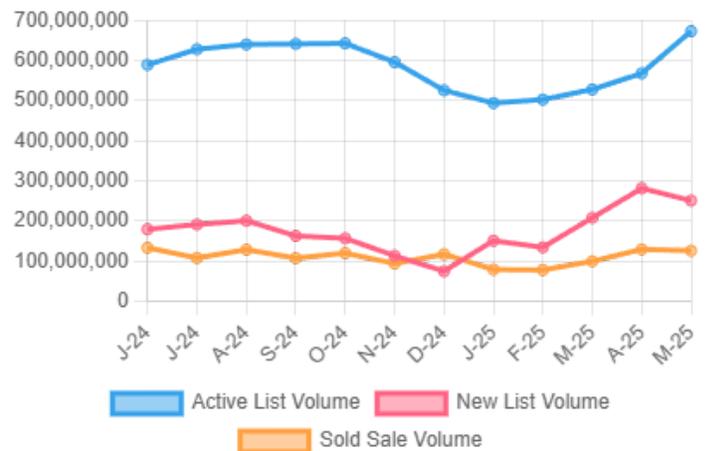
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	May-25	May-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	4.34	3.97	9.32	3.66	3.48	5.17
Average List Price	\$689,476	\$677,011	1.84	\$602,127	\$579,968	3.82
Median List Price	\$530,000	\$516,000	2.71	\$479,000	\$465,000	3.01
Average Sale Price	\$514,333	\$512,636	0.33	\$490,750	\$488,858	0.39
Median Sale Price	\$436,750	\$429,900	1.59	\$426,995	\$425,000	0.47
Average CDOM	61	51	19.61	72	60	20.00
Median CDOM	20	16	25.00	29	25	16.00

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	2	-100.0
100,000-149,999	0	1	-100.0	5	4	25.0
150,000-199,999	5	4	25.0	22	15	46.7
200,000-249,999	6	6	0.0	18	22	-18.2
250,000-299,999	21	13	61.5	73	77	-5.2
300,000-349,999	18	33	-45.5	133	124	7.3
350,000-399,999	38	47	-19.1	169	182	-7.1
400,000-449,999	43	38	13.2	167	146	14.4
450,000-499,999	25	15	66.7	108	94	14.9
500,000-549,999	20	25	-20.0	83	93	-10.8
550,000-599,999	12	12	0.0	58	56	3.6
600,000-649,999	9	14	-35.7	45	59	-23.7
650,000-699,999	5	4	25.0	27	26	3.8
700,000-749,999	8	9	-11.1	20	24	-16.7
750,000-799,999	10	11	-9.1	28	28	0.0
800,000-849,999	7	3	133.3	21	12	75.0
850,000-899,999	6	0	N/A	18	12	50.0
900,000-949,999	1	2	-50.0	6	11	-45.5
950,000-999,999	2	4	-50.0	10	5	100.0
1,000,000-1,099,999	1	4	-75.0	6	13	-53.8

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	1	1	0.0
100,000-149,999	0	1	-100.0	3	5	-40.0
150,000-199,999	4	3	33.3	26	12	116.7
200,000-249,999	7	6	16.7	29	29	0.0
250,000-299,999	17	14	21.4	79	77	2.6
300,000-349,999	27	36	-25.0	152	138	10.1
350,000-399,999	39	36	8.3	192	199	-3.5
400,000-449,999	36	44	-18.2	165	161	2.5
450,000-499,999	34	34	0.0	134	127	5.5
500,000-549,999	19	15	26.7	95	81	17.3
550,000-599,999	20	16	25.0	79	71	11.3
600,000-649,999	9	13	-30.8	41	56	-26.8
650,000-699,999	15	5	200.0	44	33	33.3
700,000-749,999	11	10	10.0	33	26	26.9
750,000-799,999	12	9	33.3	42	44	-4.5
800,000-849,999	5	2	150.0	18	10	80.0
850,000-899,999	6	2	200.0	22	13	69.2
900,000-949,999	0	0	0.0	6	5	20.0
950,000-999,999	3	3	0.0	13	10	30.0
1,000,000-1,099,999	4	4	0.0	11	12	-8.3

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	1	2	-50.0	12	4	200.0
1,200,000-1,299,999	2	2	0.0	3	9	-66.7
1,300,000-1,399,999	1	2	-50.0	5	3	66.7
1,400,000-1,499,999	2	0	N/A	4	0	N/A
1,500,000-1,599,999	0	2	-100.0	2	2	0.0
1,600,000-1,699,999	2	0	N/A	2	0	N/A
1,700,000-1,799,999	0	0	0.0	1	2	-50.0
1,800,000-1,899,999	0	1	-100.0	0	1	-100.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	1	1	0.0	1	1	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	1	0	N/A
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	1	-100.0
Totals	246	255	-3.5	1048	1028	1.9

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	5	1	400.0	17	9	88.9
1,200,000-1,299,999	0	3	-100.0	5	11	-54.5
1,300,000-1,399,999	1	0	N/A	7	5	40.0
1,400,000-1,499,999	1	2	-50.0	6	5	20.0
1,500,000-1,599,999	0	2	-100.0	3	5	-40.0
1,600,000-1,699,999	0	0	0.0	1	0	N/A
1,700,000-1,799,999	0	0	0.0	1	0	N/A
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	1	0	N/A	1	0	N/A
2,000,000-2,249,999	0	1	-100.0	1	1	0.0
2,250,000-2,499,999	0	1	-100.0	1	1	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	1	0	N/A
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	1	0	N/A
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	277	263	5.3	1230	1149	7.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	2	1	100.0
100,000-149,999	4	5	-20.0	8	10	-20.0
150,000-199,999	10	12	-16.7	40	27	48.1
200,000-249,999	18	18	0.0	50	55	-9.1
250,000-299,999	54	51	5.9	145	142	2.1
300,000-349,999	75	73	2.7	252	242	4.1
350,000-399,999	92	94	-2.1	314	332	-5.4
400,000-449,999	107	91	17.6	304	274	10.9
450,000-499,999	85	72	18.1	249	233	6.9
500,000-549,999	74	61	21.3	202	164	23.2
550,000-599,999	71	77	-7.8	180	171	5.3
600,000-649,999	43	36	19.4	102	104	-1.9
650,000-699,999	53	39	35.9	105	80	31.3
700,000-749,999	35	30	16.7	81	60	35.0
750,000-799,999	45	33	36.4	99	86	15.1
800,000-849,999	23	13	76.9	46	25	84.0
850,000-899,999	31	32	-3.1	67	51	31.4
900,000-949,999	15	12	25.0	27	21	28.6
950,000-999,999	21	9	133.3	36	29	24.1
1,000,000-1,099,999	7	9	-22.2	21	23	-8.7
1,100,000-1,199,999	27	23	17.4	46	36	27.8
1,200,000-1,299,999	9	17	-47.1	18	36	-50.0
1,300,000-1,399,999	20	7	185.7	33	20	65.0
1,400,000-1,499,999	8	7	14.3	14	13	7.7
1,500,000-1,599,999	10	5	100.0	16	13	23.1
1,600,000-1,699,999	2	4	-50.0	5	4	25.0
1,700,000-1,799,999	3	3	0.0	7	5	40.0
1,800,000-1,899,999	2	1	100.0	3	6	-50.0
1,900,000-1,999,999	7	7	0.0	7	8	-12.5
2,000,000-2,249,999	4	1	300.0	7	2	250.0

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	0	N/A	2	0	N/A
100,000-149,999	0	1	-100.0	4	8	-50.0
150,000-199,999	6	6	0.0	24	19	26.3
200,000-249,999	8	13	-38.5	33	44	-25.0
250,000-299,999	17	18	-5.6	98	99	-1.0
300,000-349,999	43	42	2.4	180	181	-0.6
350,000-399,999	44	55	-20.0	231	239	-3.3
400,000-449,999	52	49	6.1	224	201	11.4
450,000-499,999	44	36	22.2	171	160	6.9
500,000-549,999	38	29	31.0	152	126	20.6
550,000-599,999	28	32	-12.5	133	121	9.9
600,000-649,999	22	10	120.0	73	73	0.0
650,000-699,999	16	11	45.5	73	51	43.1
700,000-749,999	17	12	41.7	52	43	20.9
750,000-799,999	20	15	33.3	68	57	19.3
800,000-849,999	5	3	66.7	30	14	114.3
850,000-899,999	16	6	166.7	46	34	35.3
900,000-949,999	4	4	0.0	13	18	-27.8
950,000-999,999	6	6	0.0	23	16	43.8
1,000,000-1,099,999	3	2	50.0	15	17	-11.8
1,100,000-1,199,999	7	5	40.0	28	20	40.0
1,200,000-1,299,999	3	6	-50.0	12	26	-53.8
1,300,000-1,399,999	6	3	100.0	21	8	162.5
1,400,000-1,499,999	2	3	-33.3	10	8	25.0
1,500,000-1,599,999	2	1	100.0	11	5	120.0
1,600,000-1,699,999	1	0	N/A	4	2	100.0
1,700,000-1,799,999	1	2	-50.0	2	4	-50.0
1,800,000-1,899,999	1	0	N/A	2	2	0.0
1,900,000-1,999,999	1	2	-50.0	6	5	20.0
2,000,000-2,249,999	0	0	0.0	4	1	300.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	5	4	25.0	9	5	80.0
2,500,000-2,749,999	2	3	-33.3	2	4	-50.0
2,750,000-2,999,999	5	2	150.0	6	2	200.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	1	2	-50.0	2	2	0.0
3,500,000-3,749,999	0	1	-100.0	1	1	0.0
3,750,000-3,999,999	3	2	50.0	4	2	100.0
4,000,000-4,249,999	0	0	0.0	1	0	N/A
4,250,000-4,499,999	0	1	-100.0	1	1	0.0
4,500,000-4,749,999	1	1	0.0	3	1	200.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	3	4	-25.0	3	4	-25.0
Totals	976	862	13.2	2519	2295	9.8

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	1	0	N/A	5	2	150.0
2,500,000-2,749,999	0	0	0.0	0	2	-100.0
2,750,000-2,999,999	1	0	N/A	4	2	100.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	1	1	0.0	1	2	-50.0
3,500,000-3,749,999	0	0	0.0	0	1	-100.0
3,750,000-3,999,999	1	0	N/A	2	1	100.0
4,000,000-4,249,999	0	0	0.0	1	0	N/A
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	1	0	N/A	2	0	N/A
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	1	-100.0	1	2	-50.0
Totals	420	374	12.3	1762	1614	9.2