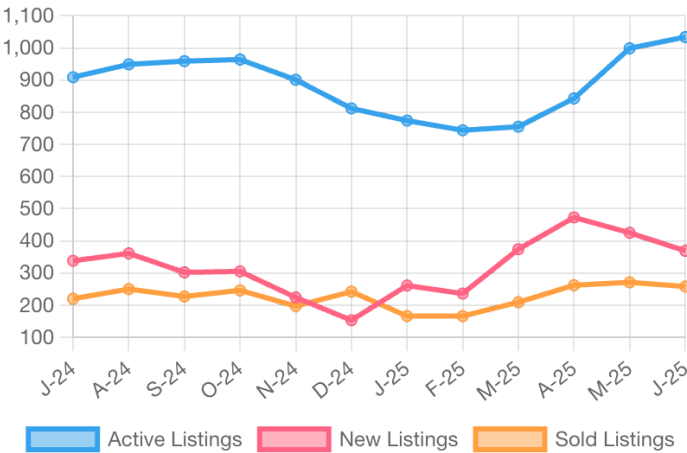


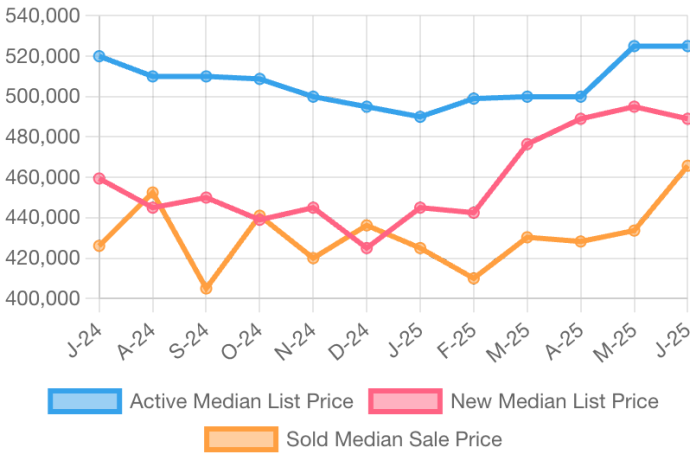
Market Summary

Jackson Residential, June 2025

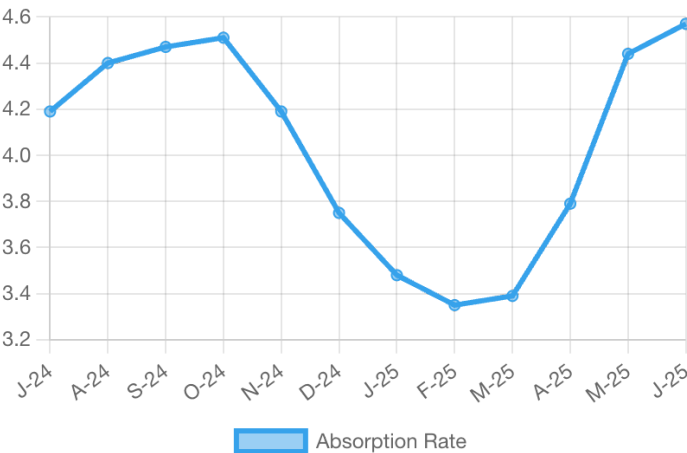
Number of Listings



Listing Prices



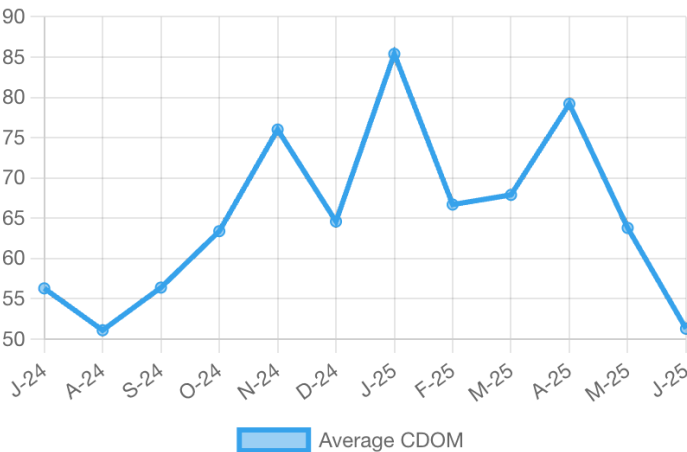
Absorption Rate, in Months



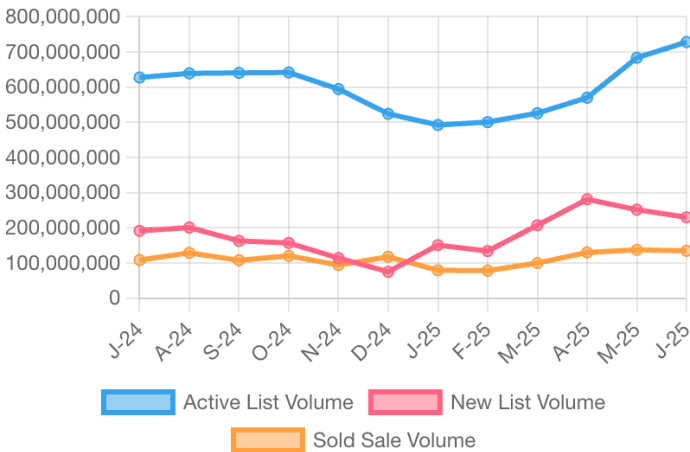
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jun-25	Jun-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	4.57	3.98	14.82	3.84	3.56	7.87
Average List Price (Actives)	\$704,382	\$678,219	3.86	\$602,178	\$577,636	4.25
Median List Price (Actives)	\$525,000	\$525,000	0.00	\$479,000	\$464,995	3.01
Average Sale Price (Solds)	\$522,884	\$514,782	1.57	\$496,306	\$494,091	0.45
Median Sale Price (Solds)	\$465,750	\$443,245	5.08	\$432,524	\$429,950	0.60
Average CDOM	51	62	-17.74	68	61	11.48
Median CDOM	15	23	-34.78	25	25	0.00

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	0	N/A	2	2	0.0
100,000-149,999	0	1	-100.0	5	5	0.0
150,000-199,999	3	3	0.0	27	18	50.0
200,000-249,999	2	7	-71.4	22	29	-24.1
250,000-299,999	18	11	63.6	93	88	5.7
300,000-349,999	23	31	-25.8	158	155	1.9
350,000-399,999	26	39	-33.3	201	221	-9.0
400,000-449,999	46	43	7.0	215	189	13.8
450,000-499,999	26	30	-13.3	137	124	10.5
500,000-549,999	24	15	60.0	110	108	1.9
550,000-599,999	21	15	40.0	80	71	12.7
600,000-649,999	7	14	-50.0	52	73	-28.8
650,000-699,999	17	12	41.7	44	38	15.8
700,000-749,999	9	11	-18.2	29	35	-17.1
750,000-799,999	8	5	60.0	37	33	12.1
800,000-849,999	6	2	200.0	27	14	92.9
850,000-899,999	5	3	66.7	24	15	60.0
900,000-949,999	0	2	-100.0	6	13	-53.8
950,000-999,999	2	2	0.0	12	7	71.4
1,000,000-1,099,999	6	3	100.0	12	16	-25.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	1	1	0.0
100,000-149,999	2	3	-33.3	5	8	-37.5
150,000-199,999	6	1	500.0	32	13	146.2
200,000-249,999	5	9	-44.4	31	38	-18.4
250,000-299,999	16	17	-5.9	95	94	1.1
300,000-349,999	29	27	7.4	179	165	8.5
350,000-399,999	45	39	15.4	233	238	-2.1
400,000-449,999	46	27	70.4	212	188	12.8
450,000-499,999	35	18	94.4	165	145	13.8
500,000-549,999	27	18	50.0	122	99	23.2
550,000-599,999	22	13	69.2	99	84	17.9
600,000-649,999	9	7	28.6	49	63	-22.2
650,000-699,999	10	7	42.9	52	40	30.0
700,000-749,999	7	5	40.0	41	31	32.3
750,000-799,999	11	7	57.1	53	51	3.9
800,000-849,999	3	2	50.0	19	12	58.3
850,000-899,999	9	7	28.6	30	20	50.0
900,000-949,999	1	3	-66.7	7	8	-12.5
950,000-999,999	2	3	-33.3	15	13	15.4
1,000,000-1,099,999	4	4	0.0	15	16	-6.2

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	4	2	100.0	17	6	183.3
1,200,000-1,299,999	2	2	0.0	5	11	-54.5
1,300,000-1,399,999	0	3	-100.0	5	6	-16.7
1,400,000-1,499,999	0	2	-100.0	4	2	100.0
1,500,000-1,599,999	0	0	0.0	2	2	0.0
1,600,000-1,699,999	0	0	0.0	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	2	-100.0
1,900,000-1,999,999	1	1	0.0	1	1	0.0
2,000,000-2,249,999	0	0	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	258	260	-0.8	1332	1288	3.4

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	4	2	100.0	21	11	90.9
1,200,000-1,299,999	0	2	-100.0	5	13	-61.5
1,300,000-1,399,999	2	1	100.0	9	6	50.0
1,400,000-1,499,999	1	0	N/A	6	5	20.0
1,500,000-1,599,999	3	0	N/A	6	5	20.0
1,600,000-1,699,999	0	0	0.0	1	0	N/A
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	0	2	-100.0	1	2	-50.0
2,000,000-2,249,999	0	0	0.0	1	1	0.0
2,250,000-2,499,999	0	1	-100.0	1	2	-50.0
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	0	0.0
Totals	299	225	32.9	1507	1374	9.7

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	5	4	25.0	10	11	-9.1
150,000-199,999	8	14	-42.9	44	30	46.7
200,000-249,999	18	22	-18.2	57	68	-16.2
250,000-299,999	54	45	20.0	166	160	3.8
300,000-349,999	76	72	5.6	281	272	3.3
350,000-399,999	108	104	3.8	367	385	-4.7
400,000-449,999	115	80	43.8	358	309	15.9
450,000-499,999	101	66	53.0	290	268	8.2
500,000-549,999	75	67	11.9	229	185	23.8
550,000-599,999	71	80	-11.2	210	189	11.1
600,000-649,999	50	35	42.9	112	118	-5.1
650,000-699,999	56	40	40.0	132	95	38.9
700,000-749,999	28	32	-12.5	89	76	17.1
750,000-799,999	47	31	51.6	111	96	15.6
800,000-849,999	25	17	47.1	55	31	77.4
850,000-899,999	34	31	9.7	71	58	22.4
900,000-949,999	12	13	-7.7	31	23	34.8
950,000-999,999	21	13	61.5	40	33	21.2
1,000,000-1,099,999	9	5	80.0	25	26	-3.8
1,100,000-1,199,999	28	24	16.7	52	38	36.8
1,200,000-1,299,999	13	18	-27.8	20	38	-47.4
1,300,000-1,399,999	17	9	88.9	33	22	50.0
1,400,000-1,499,999	7	7	0.0	15	15	0.0
1,500,000-1,599,999	9	4	125.0	16	13	23.1
1,600,000-1,699,999	2	2	0.0	7	5	40.0
1,700,000-1,799,999	4	4	0.0	8	6	33.3
1,800,000-1,899,999	3	1	200.0	4	6	-33.3
1,900,000-1,999,999	7	7	0.0	10	8	25.0
2,000,000-2,249,999	3	1	200.0	6	4	50.0

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	2	0	N/A
100,000-149,999	1	1	0.0	6	9	-33.3
150,000-199,999	3	3	0.0	28	22	27.3
200,000-249,999	7	13	-46.2	40	57	-29.8
250,000-299,999	16	18	-11.1	118	117	0.9
300,000-349,999	28	29	-3.4	208	211	-1.4
350,000-399,999	48	54	-11.1	287	292	-1.7
400,000-449,999	52	35	48.6	277	236	17.4
450,000-499,999	39	35	11.4	212	195	8.7
500,000-549,999	31	21	47.6	178	147	21.1
550,000-599,999	26	18	44.4	163	139	17.3
600,000-649,999	18	14	28.6	83	87	-4.6
650,000-699,999	22	14	57.1	99	66	50.0
700,000-749,999	10	16	-37.5	61	59	3.4
750,000-799,999	14	11	27.3	80	67	19.4
800,000-849,999	7	6	16.7	37	20	85.0
850,000-899,999	7	7	0.0	52	41	26.8
900,000-949,999	5	2	150.0	17	20	-15.0
950,000-999,999	3	3	0.0	28	19	47.4
1,000,000-1,099,999	5	3	66.7	19	20	-5.0
1,100,000-1,199,999	4	3	33.3	34	23	47.8
1,200,000-1,299,999	3	2	50.0	15	28	-46.4
1,300,000-1,399,999	2	2	0.0	22	10	120.0
1,400,000-1,499,999	2	2	0.0	11	10	10.0
1,500,000-1,599,999	1	0	N/A	11	5	120.0
1,600,000-1,699,999	2	1	100.0	6	3	100.0
1,700,000-1,799,999	1	1	0.0	3	5	-40.0
1,800,000-1,899,999	0	0	0.0	3	2	50.0
1,900,000-1,999,999	3	0	N/A	9	5	80.0
2,000,000-2,249,999	0	2	-100.0	3	3	0.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	6	5	20.0	12	7	71.4
2,500,000-2,749,999	0	2	-100.0	2	5	-60.0
2,750,000-2,999,999	7	2	250.0	10	2	400.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	3	2	50.0	3	2	50.0
3,500,000-3,749,999	0	1	-100.0	1	1	0.0
3,750,000-3,999,999	3	2	50.0	3	3	0.0
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	4	1	300.0	4	1	300.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	4	4	0.0	4	4	0.0
Totals	1034	868	19.1	2893	2615	10.6

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	2	2	0.0	7	4	75.0
2,500,000-2,749,999	1	1	0.0	1	3	-66.7
2,750,000-2,999,999	4	0	N/A	8	2	300.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	0	0	0.0	2	2	0.0
3,500,000-3,749,999	0	0	0.0	0	1	-100.0
3,750,000-3,999,999	0	1	-100.0	1	2	-50.0
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	3	0	N/A
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	1	0	N/A	2	2	0.0
Totals	369	320	15.3	2138	1934	10.5

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