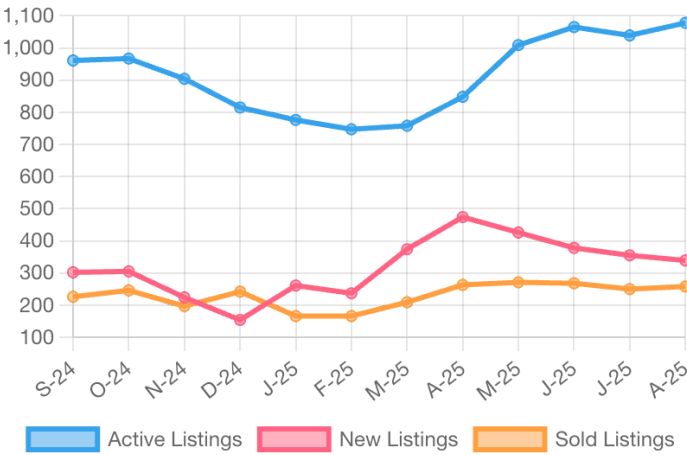


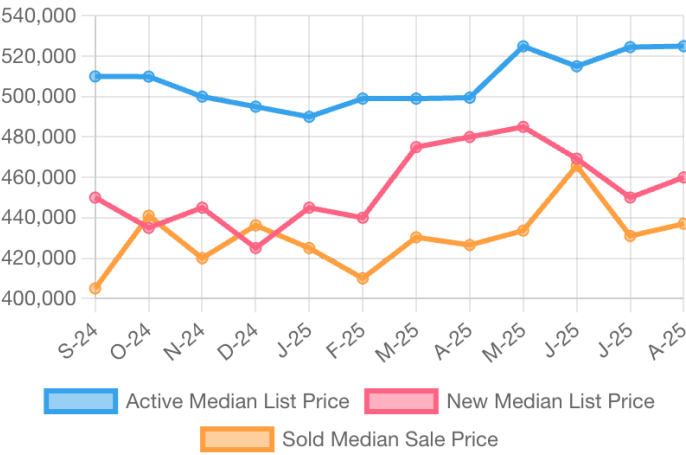
Market Summary

Jackson Residential, August 2025

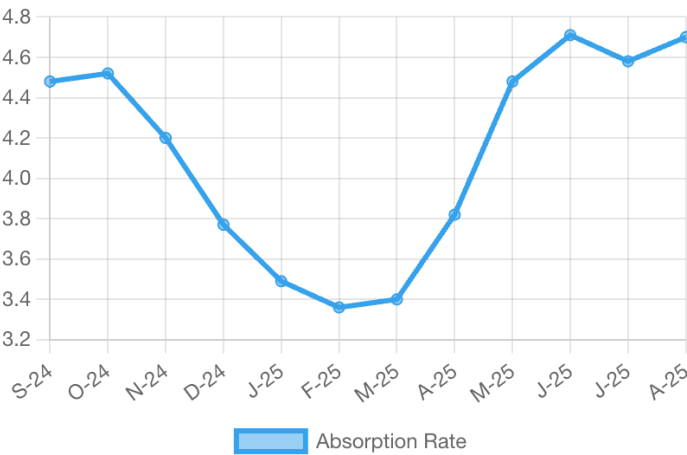
Number of Listings



Listing Prices



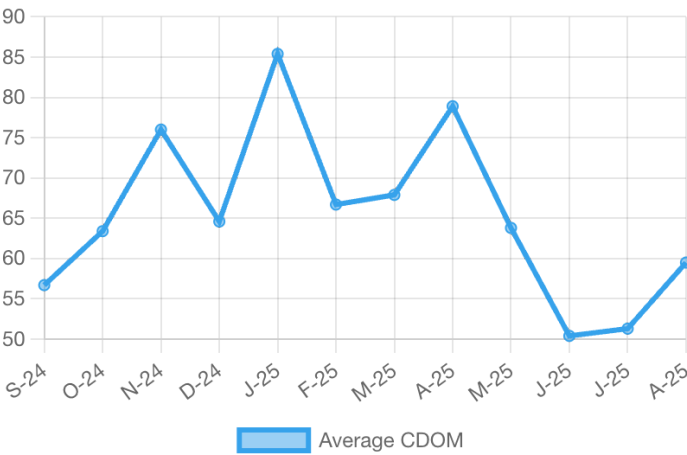
Absorption Rate, in Months



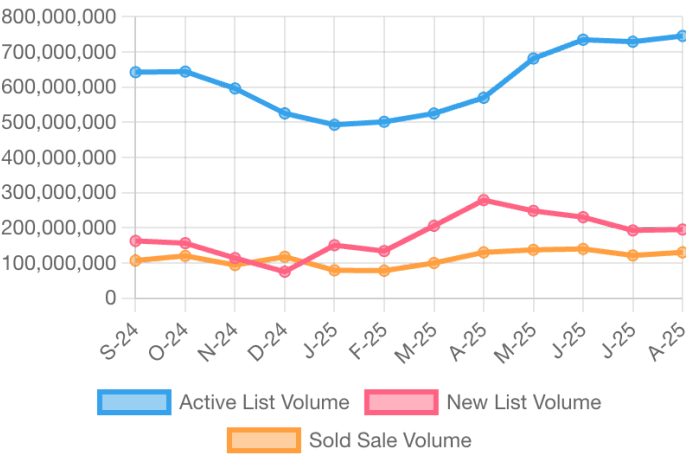
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-25	Aug-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	4.7	4.41	6.58	4.07	3.75	8.53
Average List Price (Actives)	\$691,616	\$674,516	2.54	\$589,778	\$574,142	2.72
Median List Price (Actives)	\$524,980	\$510,000	2.94	\$474,900	\$460,000	3.24
Average Sale Price (Solds)	\$506,086	\$516,625	-2.04	\$496,334	\$497,294	-0.19
Median Sale Price (Solds)	\$437,000	\$452,500	-3.43	\$432,500	\$430,000	0.58
Average CDOM	59	51	15.69	64	59	8.47
Median CDOM	30	26	15.38	26	25	4.00

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	4	2	100.0
100,000-149,999	3	0	N/A	8	8	0.0
150,000-199,999	4	2	100.0	38	21	81.0
200,000-249,999	11	3	266.7	40	38	5.3
250,000-299,999	14	16	-12.5	126	119	5.9
300,000-349,999	24	32	-25.0	213	223	-4.5
350,000-399,999	33	36	-8.3	273	287	-4.9
400,000-449,999	46	36	27.8	299	255	17.3
450,000-499,999	19	21	-9.5	184	166	10.8
500,000-549,999	17	22	-22.7	148	151	-2.0
550,000-599,999	21	13	61.5	115	96	19.8
600,000-649,999	10	11	-9.1	70	94	-25.5
650,000-699,999	11	16	-31.2	65	57	14.0
700,000-749,999	8	10	-20.0	46	52	-11.5
750,000-799,999	14	4	250.0	58	40	45.0
800,000-849,999	3	6	-50.0	33	22	50.0
850,000-899,999	2	8	-75.0	32	28	14.3
900,000-949,999	1	3	-66.7	9	17	-47.1
950,000-999,999	2	2	0.0	16	13	23.1
1,000,000-1,099,999	8	2	300.0	23	24	-4.2

Pending 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	1	0	N/A	6	9	-33.3
150,000-199,999	5	6	-16.7	39	21	85.7
200,000-249,999	9	10	-10.0	50	52	-3.8
250,000-299,999	22	19	15.8	134	129	3.9
300,000-349,999	32	25	28.0	235	224	4.9
350,000-399,999	44	54	-18.5	311	322	-3.4
400,000-449,999	34	37	-8.1	290	253	14.6
450,000-499,999	31	23	34.8	217	191	13.6
500,000-549,999	16	15	6.7	144	132	9.1
550,000-599,999	12	11	9.1	135	114	18.4
600,000-649,999	10	13	-23.1	66	88	-25.0
650,000-699,999	6	9	-33.3	68	56	21.4
700,000-749,999	4	11	-63.6	49	51	-3.9
750,000-799,999	7	5	40.0	70	62	12.9
800,000-849,999	4	6	-33.3	25	23	8.7
850,000-899,999	6	2	200.0	37	31	19.4
900,000-949,999	2	1	100.0	11	10	10.0
950,000-999,999	5	2	150.0	24	20	20.0
1,000,000-1,099,999	2	3	-33.3	17	20	-15.0

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	1	1	0.0	20	7	185.7
1,200,000-1,299,999	1	5	-80.0	7	17	-58.8
1,300,000-1,399,999	1	0	N/A	7	6	16.7
1,400,000-1,499,999	2	0	N/A	7	3	133.3
1,500,000-1,599,999	0	1	-100.0	3	3	0.0
1,600,000-1,699,999	1	0	N/A	3	0	N/A
1,700,000-1,799,999	0	0	0.0	1	3	-66.7
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	0	0	0.0	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	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	250	3.2	1851	1758	5.3

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	2	0	N/A	28	12	133.3
1,200,000-1,299,999	1	1	0.0	7	15	-53.3
1,300,000-1,399,999	1	0	N/A	8	8	0.0
1,400,000-1,499,999	1	1	0.0	7	7	0.0
1,500,000-1,599,999	2	1	100.0	11	7	57.1
1,600,000-1,699,999	0	1	-100.0	1	1	0.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	0	1	-100.0	1	2	-50.0
2,250,000-2,499,999	0	0	0.0	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	1	0	N/A
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	261	257	1.6	1998	1867	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	7	1	600.0	15	12	25.0
150,000-199,999	15	16	-6.2	59	39	51.3
200,000-249,999	26	25	4.0	84	85	-1.2
250,000-299,999	58	45	28.9	212	203	4.4
300,000-349,999	73	69	5.8	343	345	-0.6
350,000-399,999	111	119	-6.7	479	501	-4.4
400,000-449,999	106	108	-1.9	452	397	13.9
450,000-499,999	117	81	44.4	377	334	12.9
500,000-549,999	69	57	21.1	258	231	11.7
550,000-599,999	84	80	5.0	279	232	20.3
600,000-649,999	56	42	33.3	145	150	-3.3
650,000-699,999	59	44	34.1	151	122	23.8
700,000-749,999	38	47	-19.1	111	101	9.9
750,000-799,999	41	41	0.0	135	127	6.3
800,000-849,999	21	13	61.5	58	38	52.6
850,000-899,999	33	27	22.2	84	76	10.5
900,000-949,999	15	14	7.1	35	28	25.0
950,000-999,999	15	13	15.4	43	41	4.9
1,000,000-1,099,999	15	9	66.7	33	34	-2.9
1,100,000-1,199,999	21	22	-4.5	59	43	37.2
1,200,000-1,299,999	17	13	30.8	29	44	-34.1
1,300,000-1,399,999	16	11	45.5	31	27	14.8
1,400,000-1,499,999	9	10	-10.0	20	21	-4.8
1,500,000-1,599,999	7	6	16.7	20	18	11.1
1,600,000-1,699,999	4	5	-20.0	8	8	0.0
1,700,000-1,799,999	4	5	-20.0	10	8	25.0
1,800,000-1,899,999	4	1	300.0	8	6	33.3
1,900,000-1,999,999	5	3	66.7	9	8	12.5
2,000,000-2,249,999	2	3	-33.3	6	6	0.0

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	3	1	200.0	11	10	10.0
150,000-199,999	11	7	57.1	43	31	38.7
200,000-249,999	11	13	-15.4	65	74	-12.2
250,000-299,999	24	20	20.0	166	160	3.8
300,000-349,999	23	39	-41.0	268	284	-5.6
350,000-399,999	45	66	-31.8	400	408	-2.0
400,000-449,999	40	37	8.1	370	324	14.2
450,000-499,999	42	36	16.7	298	261	14.2
500,000-549,999	17	26	-34.6	208	193	7.8
550,000-599,999	30	20	50.0	231	182	26.9
600,000-649,999	13	17	-23.5	115	119	-3.4
650,000-699,999	14	14	0.0	119	92	29.3
700,000-749,999	12	12	0.0	82	85	-3.5
750,000-799,999	10	13	-23.1	100	97	3.1
800,000-849,999	5	4	25.0	42	28	50.0
850,000-899,999	5	9	-44.4	66	59	11.9
900,000-949,999	5	2	150.0	21	24	-12.5
950,000-999,999	3	4	-25.0	33	28	17.9
1,000,000-1,099,999	2	4	-50.0	26	28	-7.1
1,100,000-1,199,999	6	2	200.0	40	28	42.9
1,200,000-1,299,999	5	5	0.0	25	34	-26.5
1,300,000-1,399,999	2	1	100.0	21	15	40.0
1,400,000-1,499,999	1	2	-50.0	16	16	0.0
1,500,000-1,599,999	3	2	50.0	15	10	50.0
1,600,000-1,699,999	0	0	0.0	7	6	16.7
1,700,000-1,799,999	0	2	-100.0	5	7	-28.6
1,800,000-1,899,999	2	0	N/A	7	2	250.0
1,900,000-1,999,999	0	0	0.0	7	5	40.0
2,000,000-2,249,999	1	2	-50.0	3	5	-40.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	7	4	75.0	14	7	100.0
2,500,000-2,749,999	1	3	-66.7	2	5	-60.0
2,750,000-2,999,999	7	3	133.3	11	4	175.0
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	2	2	0.0	3	3	0.0
4,000,000-4,249,999	0	0	0.0	2	0	N/A
4,250,000-4,499,999	1	1	0.0	2	1	100.0
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	5	5	0.0
Totals	1078	951	13.4	3603	3315	8.7

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	2	0	N/A	9	4	125.0
2,500,000-2,749,999	0	0	0.0	1	3	-66.7
2,750,000-2,999,999	0	0	0.0	9	4	125.0
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	0	0.0	1	2	-50.0
4,000,000-4,249,999	1	0	N/A	2	0	N/A
4,250,000-4,499,999	0	0	0.0	1	0	N/A
4,500,000-4,749,999	0	0	0.0	3	0	N/A
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	1	1	0.0	3	3	0.0
Totals	339	361	-6.1	2844	2634	8.0

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