

# Local Market Update for December 2025

A Research Tool Provided by Central Panhandle Association of REALTORS®



## Jackson County

### Detached Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	24	27	+ 12.5%	384	423	+ 10.2%
Pending Sales	13	22	+ 69.2%	259	268	+ 3.5%
Closed Sales	24	27	+ 12.5%	248	261	+ 5.2%
Days on Market Until Sale	107	121	+ 13.1%	84	92	+ 9.5%
Inventory of Homes for Sale	132	136	+ 3.0%	--	--	--
Median Sales Price*	\$192,450	\$265,000	+ 37.7%	\$195,000	\$210,000	+ 7.7%
Percent of List Price Received*	92.8%	94.9%	+ 2.3%	94.7%	94.9%	+ 0.2%

### Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Inventory of Homes for Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--

### Mobile/Manufactured

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	8	5	- 37.5%	98	109	+ 11.2%
Pending Sales	4	3	- 25.0%	62	70	+ 12.9%
Closed Sales	8	6	- 25.0%	61	71	+ 16.4%
Days on Market Until Sale	129	71	- 45.0%	72	91	+ 26.4%
Inventory of Homes for Sale	31	36	+ 16.1%	--	--	--
Median Sales Price*	\$168,650	\$138,125	- 18.1%	\$150,000	\$165,000	+ 10.0%
Percent of List Price Received*	96.8%	98.3%	+ 1.5%	95.0%	94.6%	- 0.4%

\* 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.

### Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

