

Local Market Update for February 2025

A Research Tool Provided by Central Panhandle Association of REALTORS®



Jackson County

Detached Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	25	25	0.0%	57	69	+ 21.1%
Pending Sales	27	20	- 25.9%	48	41	- 14.6%
Closed Sales	20	17	- 15.0%	30	34	+ 13.3%
Days on Market Until Sale	92	106	+ 15.2%	95	105	+ 10.5%
Inventory of Homes for Sale	105	129	+ 22.9%	109	133	+ 22.0%
Median Sales Price*	\$182,500	\$195,000	+ 6.8%	\$200,000	\$199,000	- 0.5%
Percent of List Price Received*	91.3%	95.7%	+ 4.8%	92.9%	96.2%	+ 3.6%

Townhouse/Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	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	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	8	11	+ 37.5%	17	15	- 11.8%
Pending Sales	3	8	+ 166.7%	7	11	+ 57.1%
Closed Sales	4	1	- 75.0%	8	7	- 12.5%
Days on Market Until Sale	43	38	- 11.6%	51	77	+ 51.0%
Inventory of Homes for Sale	28	31	+ 10.7%	26	31	+ 19.2%
Median Sales Price*	\$222,000	\$129,900	- 41.5%	\$183,450	\$130,000	- 29.1%
Percent of List Price Received*	94.0%	100.0%	+ 6.4%	96.1%	92.3%	- 4.0%

* 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

