

Local Market Update – January 2023

A Research Tool Provided by Georgia Association of REALTORS



Jackson County

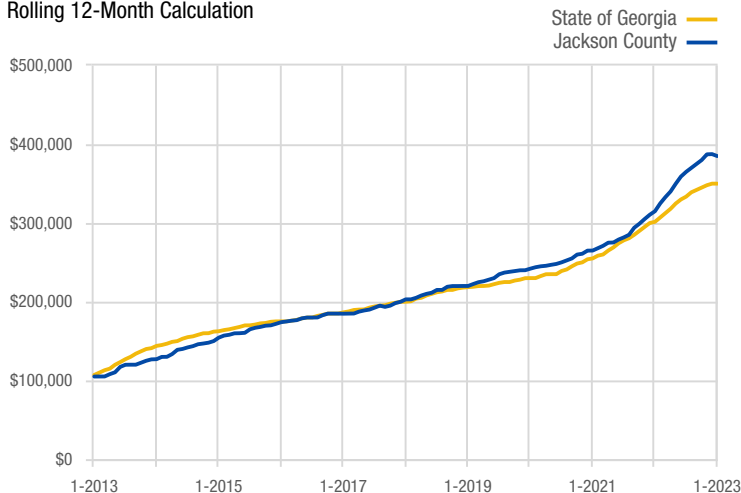
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	115	132	+ 14.8%	115	132	+ 14.8%
Pending Sales	118	126	+ 6.8%	118	126	+ 6.8%
Closed Sales	115	86	- 25.2%	115	86	- 25.2%
Days on Market Until Sale	34	47	+ 38.2%	34	47	+ 38.2%
Median Sales Price*	\$379,900	\$354,990	- 6.6%	\$379,900	\$354,990	- 6.6%
Average Sales Price*	\$404,546	\$390,197	- 3.5%	\$404,546	\$390,197	- 3.5%
Percent of List Price Received*	100.2%	98.5%	- 1.7%	100.2%	98.5%	- 1.7%
Inventory of Homes for Sale	132	307	+ 132.6%	—	—	—
Months Supply of Inventory	0.9	2.5	+ 177.8%	—	—	—

Townhouse/Condo	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	0	6	—	0	6	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	3	—	0	3	—
Days on Market Until Sale	—	45	—	—	45	—
Median Sales Price*	—	\$329,990	—	—	\$329,990	—
Average Sales Price*	—	\$331,657	—	—	\$331,657	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	0	7	—	—	—	—
Months Supply of Inventory	—	2.5	—	—	—	—

* 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.

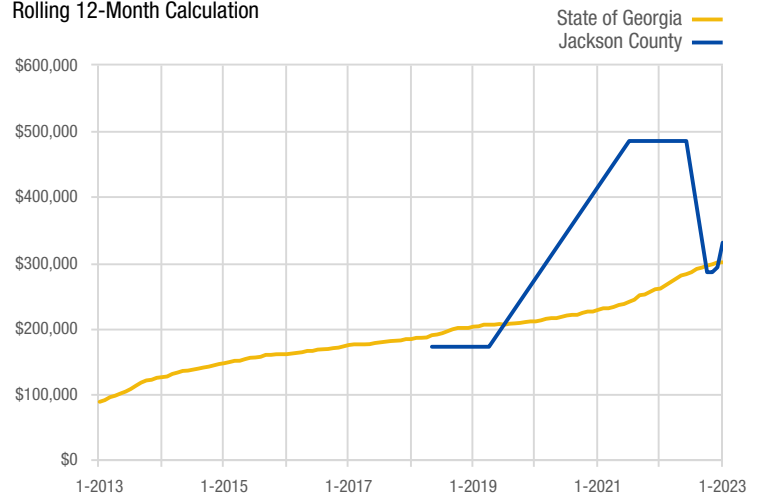
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of February 16, 2023. All data from the multiple listing services in the state of Georgia. Report © 2023 ShowingTime.