

Local Market Update – October 2023

A Research Tool Provided by Georgia Association of REALTORS



Jackson County

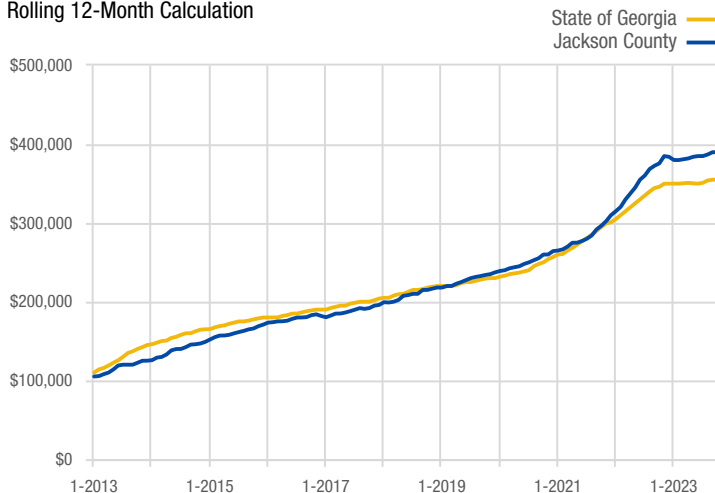
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	172	196	+ 14.0%	2,057	2,040	- 0.8%
Pending Sales	105	122	+ 16.2%	1,452	1,515	+ 4.3%
Closed Sales	102	127	+ 24.5%	1,504	1,481	- 1.5%
Days on Market Until Sale	35	48	+ 37.1%	24	48	+ 100.0%
Median Sales Price*	\$389,900	\$414,985	+ 6.4%	\$385,000	\$391,450	+ 1.7%
Average Sales Price*	\$390,823	\$431,576	+ 10.4%	\$409,066	\$423,980	+ 3.6%
Percent of List Price Received*	98.4%	99.4%	+ 1.0%	100.3%	99.2%	- 1.1%
Inventory of Homes for Sale	470	423	- 10.0%	—	—	—
Months Supply of Inventory	3.3	2.9	- 12.1%	—	—	—

Townhouse/Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	3	8	+ 166.7%	22	73	+ 231.8%
Pending Sales	3	2	- 33.3%	13	49	+ 276.9%
Closed Sales	4	5	+ 25.0%	4	52	+ 1,200.0%
Days on Market Until Sale	5	32	+ 540.0%	5	33	+ 560.0%
Median Sales Price*	\$284,990	\$309,990	+ 8.8%	\$284,990	\$299,990	+ 5.3%
Average Sales Price*	\$288,740	\$313,534	+ 8.6%	\$288,740	\$309,307	+ 7.1%
Percent of List Price Received*	100.0%	103.6%	+ 3.6%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	6	16	+ 166.7%	—	—	—
Months Supply of Inventory	1.8	3.5	+ 94.4%	—	—	—

* 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.

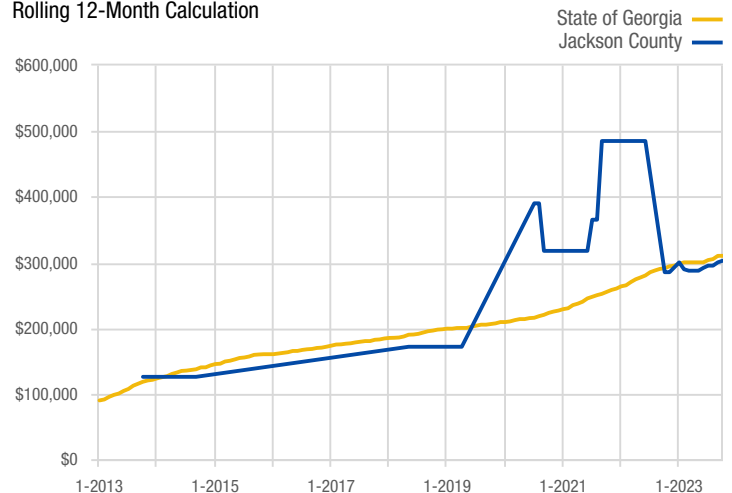
Median Sales Price - Single Family

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