

Local Market Update – December 2022

A Research Tool Provided by Georgia Association of REALTORS



Jackson County

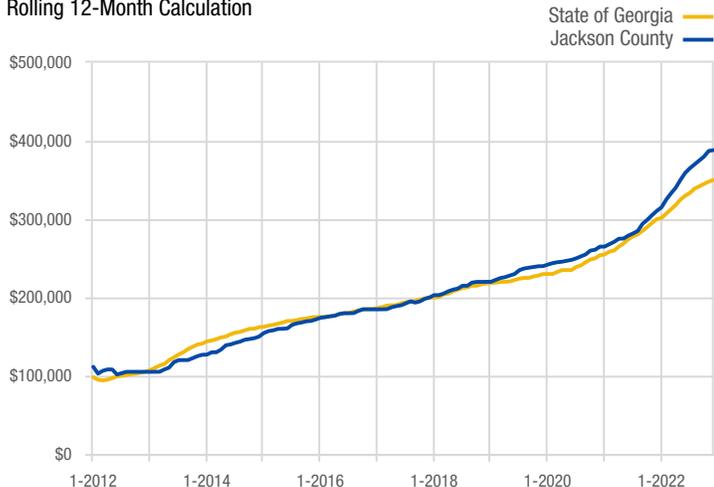
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	95	128	+ 34.7%	2,043	2,044	+ 0.0%
Pending Sales	106	105	- 0.9%	1,779	1,469	- 17.4%
Closed Sales	152	108	- 28.9%	1,828	1,510	- 17.4%
Days on Market Until Sale	25	50	+ 100.0%	20	26	+ 30.0%
Median Sales Price*	\$379,450	\$378,990	- 0.1%	\$310,495	\$388,200	+ 25.0%
Average Sales Price*	\$410,457	\$405,511	- 1.2%	\$335,236	\$413,469	+ 23.3%
Percent of List Price Received*	100.2%	97.2%	- 3.0%	100.5%	100.0%	- 0.5%
Inventory of Homes for Sale	147	343	+ 133.3%	—	—	—
Months Supply of Inventory	1.0	2.8	+ 180.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	0	2	—	1	27	+ 2,600.0%
Pending Sales	0	5	—	1	19	+ 1,800.0%
Closed Sales	0	3	—	1	8	+ 700.0%
Days on Market Until Sale	—	27	—	6	17	+ 183.3%
Median Sales Price*	—	\$389,325	—	\$485,000	\$292,490	- 39.7%
Average Sales Price*	—	\$361,183	—	\$485,000	\$328,547	- 32.3%
Percent of List Price Received*	—	100.0%	—	97.4%	100.0%	+ 2.7%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

* 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.

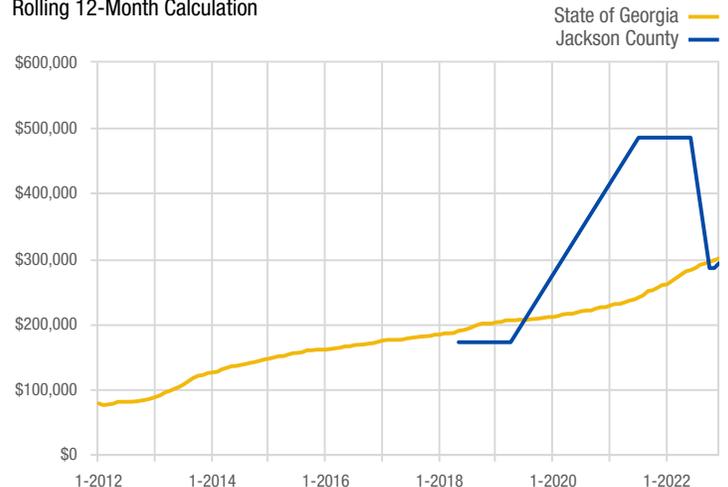
Median Sales Price - Single Family

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 January 17, 2023. All data from the multiple listing services in the state of Georgia. Report © 2023 ShowingTime.