

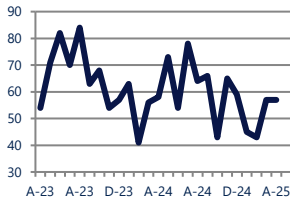
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **JACKSON HOUSING MARKET**

APRIL 2025

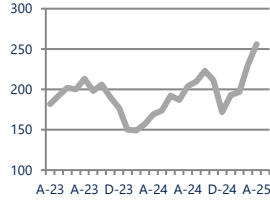
Zip Code(s): 08527

Units Sold
57



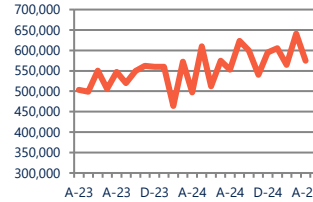
Down -2%
Vs. Year Ago

Active Inventory
256



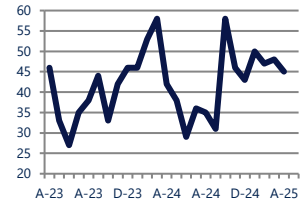
Up 51%
Vs. Year Ago

Median Sale Price
\$575,000



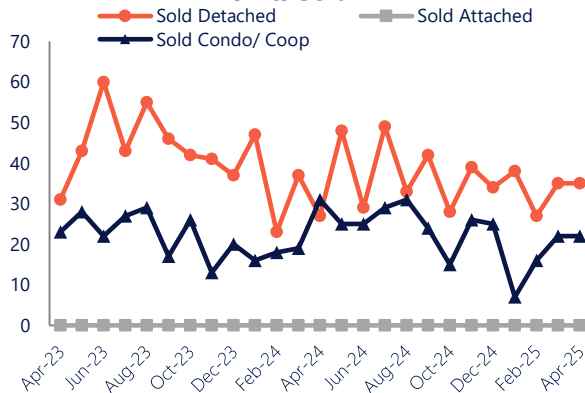
Up 16%
Vs. Year Ago

Days On Market
45



Up 7%
Vs. Year Ago

Units Sold*



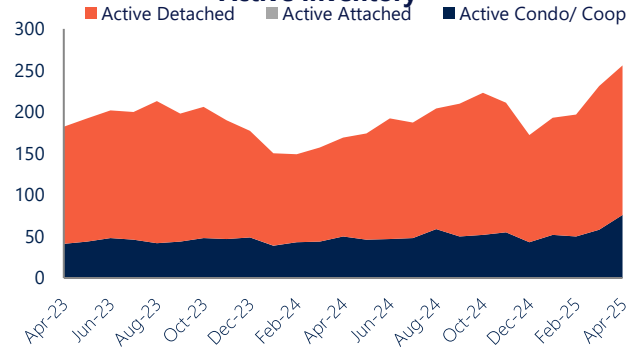
Units Sold

The number of units sold remained stable in April, with 57 sold this month in Jackson. This month's total units sold was lower than at this time last year, a decrease of 2% versus April 2024.

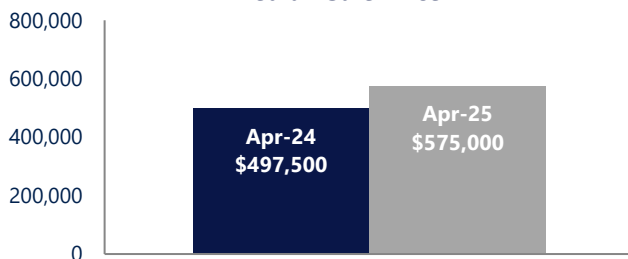
Active Inventory

Versus last year, the total number of homes available this month is higher by 87 units or 51%. The total number of active inventory this April was 256 compared to 169 in April 2024. This month's total of 256 is higher than the previous month's total supply of available inventory of 231, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Jackson Homes was \$497,500. This April, the median sale price was \$575,000, an increase of 16% or \$77,500 compared to last year. The current median sold price is 10% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Jackson are defined as properties listed in zip code/s 08527.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MOMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MOMLS or Long & Foster Real Estate, Inc.

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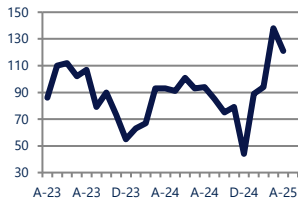
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APRIL 2025

Zip Code(s): 08527

New Listings

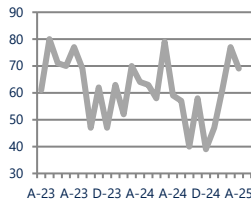
121



Up 30%
Vs. Year Ago

Current Contracts

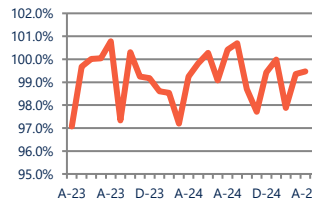
69



Up 8%
Vs. Year Ago

Sold Vs. List Price

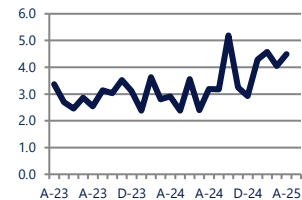
99.5%



No Change
Vs. Year Ago

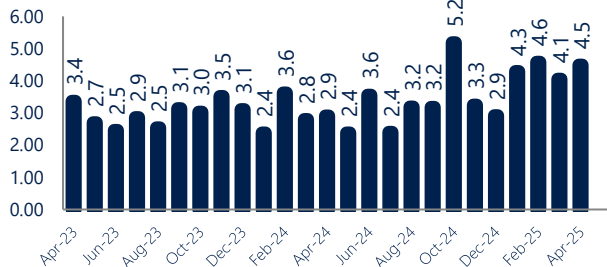
Months of Supply

4.5



Up 54%
Vs. Year Ago

Months Of Supply



Months of Supply

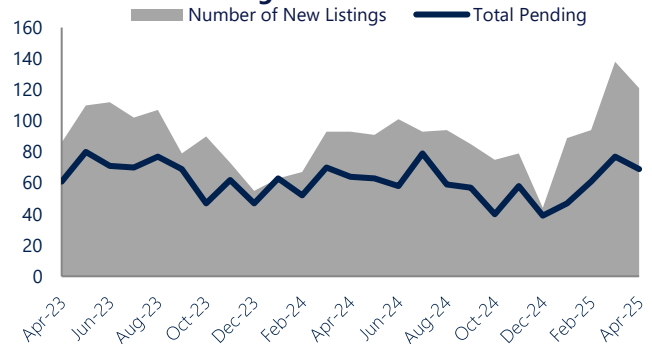
In April, there was 4.5 months of supply available in Jackson, compared to 2.9 in April 2024. That is an increase of 54% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

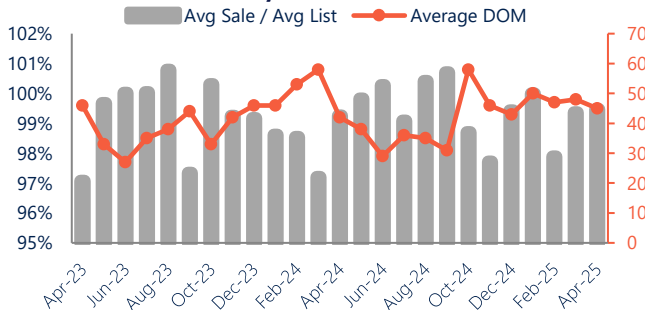
New Listings & Current Contracts

This month there were 121 homes newly listed for sale in Jackson compared to 93 in April 2024, an increase of 30%. There were 69 current contracts pending sale this April compared to 64 a year ago. The number of current contracts is 8% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Jackson was 99.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 45, higher than the average last year, which was 42, an increase of 7%.

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