Local Market Update – October 2026

A Research Tool Provided by MLS United

Jackson County

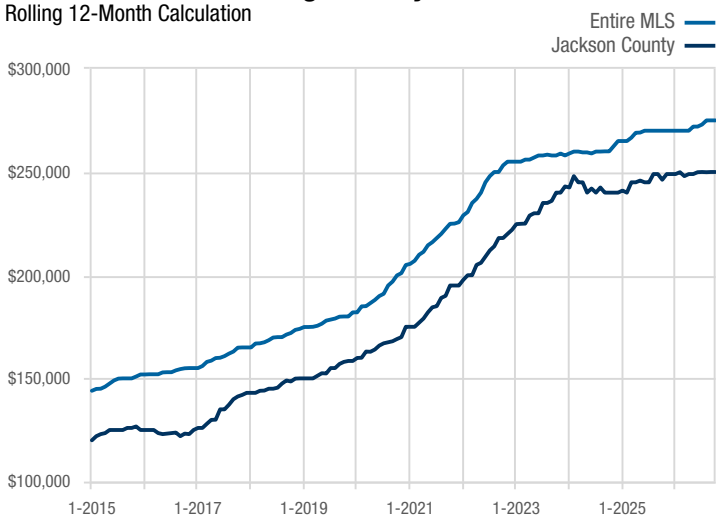
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	203	**173**	- 14.8%	2,022	**2,059**	+ 1.8%
Pending Sales	113	**101**	- 10.6%	1,453	**1,414**	- 2.7%
Closed Sales	126	**111**	- 11.9%	1,426	**1,383**	- 3.0%
Days on Market Until Sale	60	**59**	- 1.7%	56	**59**	+ 5.4%
Median Sales Price*	$235,000	**$235,000**	0.0%	$247,000	**$250,000**	+ 1.2%
Average Sales Price*	$263,041	**$271,425**	+ 3.2%	$279,201	**$285,442**	+ 2.2%
Percent of List Price Received*	97.0%	**96.4%**	- 0.6%	97.0%	**96.7%**	- 0.3%
Inventory of Homes for Sale	534	**593**	+ 11.0%	—	**—**	—
Months Supply of Inventory	3.9	**4.3**	+ 10.3%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	13	**11**	- 15.4%	130	**117**	- 10.0%
Pending Sales	10	**5**	- 50.0%	94	**90**	- 4.3%
Closed Sales	9	**6**	- 33.3%	110	**85**	- 22.7%
Days on Market Until Sale	27	**33**	+ 22.2%	67	**87**	+ 29.9%
Median Sales Price*	$240,000	**$265,700**	+ 10.7%	$222,700	**$235,000**	+ 5.5%
Average Sales Price*	$260,394	**$257,958**	- 0.9%	$242,288	**$225,714**	- 6.8%
Percent of List Price Received*	96.2%	**98.8%**	+ 2.7%	97.4%	**97.0%**	- 0.4%
Inventory of Homes for Sale	42	**35**	- 16.7%	—	**—**	—
Months Supply of Inventory	4.6	**4.3**	- 6.5%	—	**—**	—

* 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.

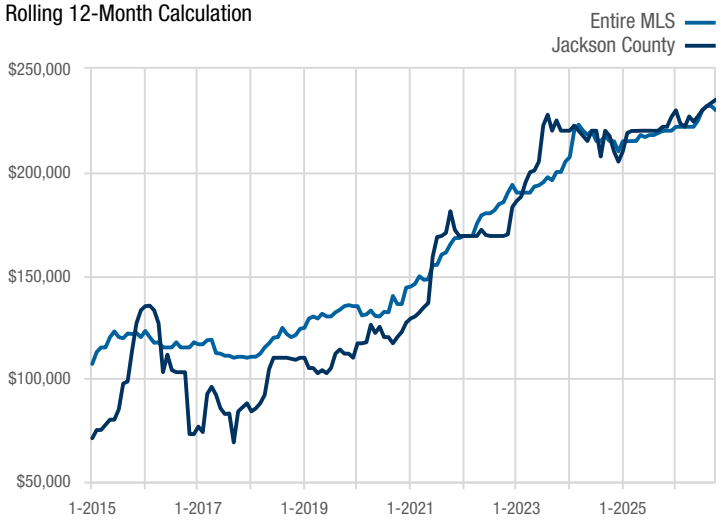
Median Sales Price - Single Family

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 November 14, 2026. All data from MLSUnited. Report © 2026 ShowingTime Plus, LLC.