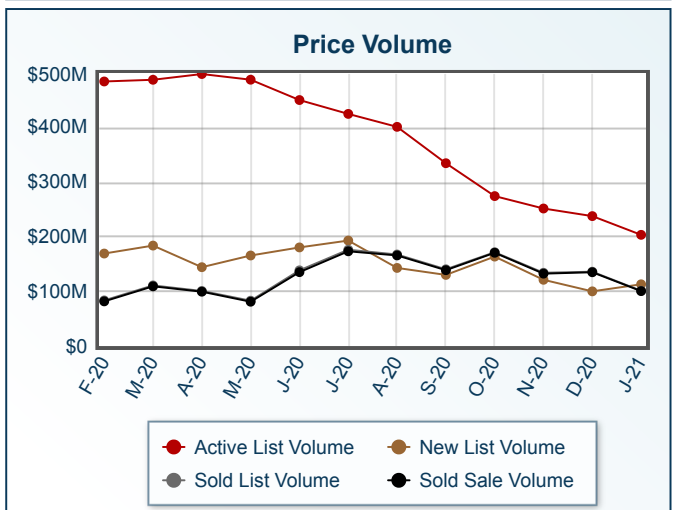
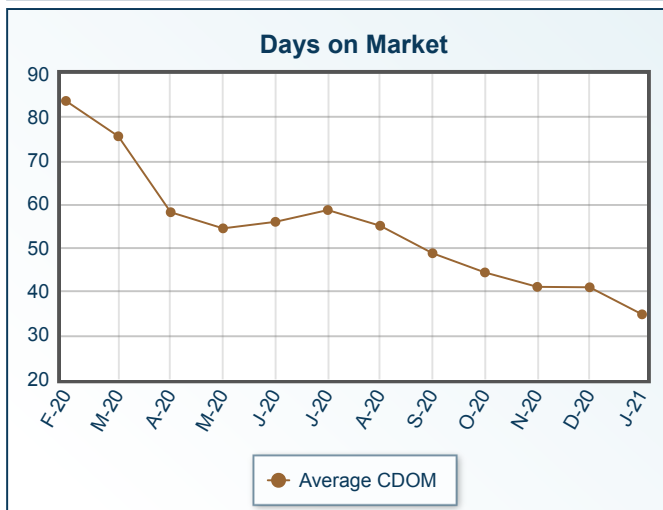
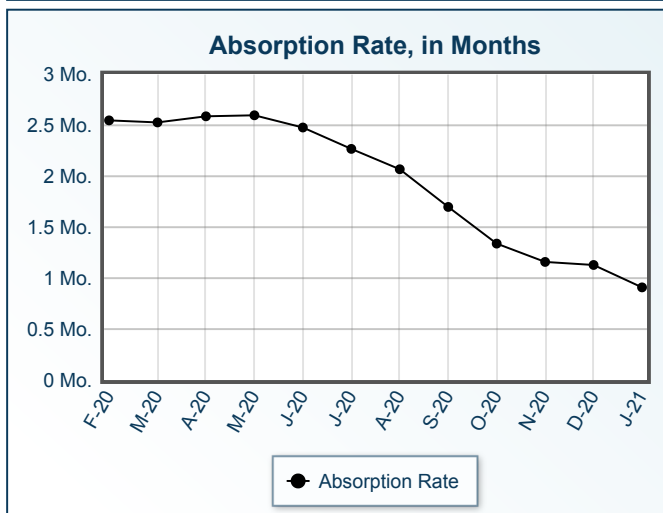
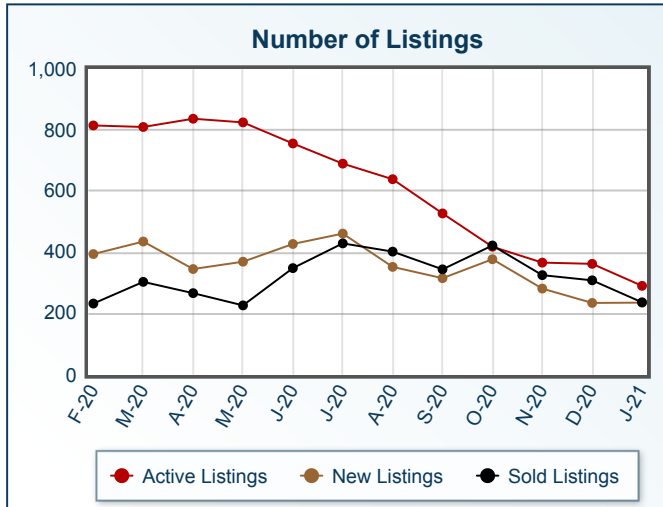


Market Summary

Jackson Co Residential, January 2021



Summary Statistics						
	Jan-21	Jan-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	0.91	2.71	-66.42	0.91	2.71	-66.42
Average List Price	\$702,106	\$588,342	19.34	\$600,367	\$538,529	11.48
Median List Price	\$499,000	\$397,340	25.59	\$430,000	\$375,000	14.67
Average Sale Price	\$425,994	\$357,299	19.23	\$426,935	\$357,299	19.49
Median Sale Price	\$367,000	\$320,116	14.65	\$368,450	\$320,116	15.10
Average CDOM	34	81	-58.02	34	81	-58.02
Median CDOM	6	48	-87.50	6	50	-88.00

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	2	-100.0	0	2
100,000-149,999	4	5	-20.0	4	5	-20.0
150,000-199,999	5	11	-54.5	5	11	-54.5
200,000-249,999	11	35	-68.6	11	35	-68.6
250,000-299,999	34	33	3.0	34	33	3.0
300,000-349,999	52	43	20.9	52	43	20.9
350,000-399,999	36	25	44.0	36	25	44.0
400,000-449,999	20	15	33.3	20	15	33.3
450,000-499,999	23	13	76.9	23	13	76.9
500,000-549,999	12	14	-14.3	12	14	-14.3
550,000-599,999	11	4	175.0	11	4	175.0
600,000-649,999	7	1	600.0	7	1	600.0
650,000-699,999	4	3	33.3	4	3	33.3
700,000-749,999	4	2	100.0	4	2	100.0
750,000-799,999	2	3	-33.3	2	3	-33.3
800,000-849,999	2	3	-33.3	2	3	-33.3
850,000-899,999	3	0	N/A	3	0	N/A
900,000-949,999	2	0	N/A	2	0	N/A
950,000-999,999	1	0	N/A	1	0	N/A
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	1	1	0.0	1	1	0.0
1,200,000-1,299,999	2	1	100.0	2	1	100.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	1	0	N/A	1	0	N/A
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	237	214	10.7	237	214	10.7

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	2	-100.0	0	2
100,000-149,999	6	7	-14.3	6	7	-14.3
150,000-199,999	6	10	-40.0	6	10	-40.0
200,000-249,999	13	45	-71.1	13	45	-71.1
250,000-299,999	53	39	35.9	53	39	35.9
300,000-349,999	49	39	25.6	49	39	25.6
350,000-399,999	32	31	3.2	32	31	3.2
400,000-449,999	30	19	57.9	30	19	57.9
450,000-499,999	16	17	-5.9	16	17	-5.9
500,000-549,999	15	10	50.0	15	10	50.0
550,000-599,999	18	3	500.0	18	3	500.0
600,000-649,999	9	5	80.0	9	5	80.0
650,000-699,999	16	2	700.0	16	2	700.0
700,000-749,999	4	0	N/A	4	0	N/A
750,000-799,999	4	1	300.0	4	1	300.0
800,000-849,999	3	1	200.0	3	1	200.0
850,000-899,999	4	0	N/A	4	0	N/A
900,000-949,999	2	0	N/A	2	0	N/A
950,000-999,999	3	2	50.0	3	2	50.0
1,000,000-1,099,999	2	1	100.0	2	1	100.0
1,100,000-1,199,999	1	1	0.0	1	1	0.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	5	1	400.0	5	1	400.0
1,400,000-1,499,999	1	0	N/A	1	0	N/A
1,500,000-1,599,999	1	0	N/A	1	0	N/A
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	1	0	N/A	1	0	N/A
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	294	236	24.6	294	236	24.6

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg		2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	9	-100.0	0	13		-100.0	0-99,999	0	2	-100.0	0
100,000-149,999	5	19	-73.7	8	23	-65.2	100,000-149,999	1	5	-80.0	1	5	-80.0
150,000-199,999	7	40	-82.5	13	57	-77.2	150,000-199,999	4	15	-73.3	4	15	-73.3
200,000-249,999	8	83	-90.4	20	119	-83.2	200,000-249,999	7	33	-78.8	7	33	-78.8
250,000-299,999	28	86	-67.4	71	131	-45.8	250,000-299,999	40	51	-21.6	40	51	-21.6
300,000-349,999	32	105	-69.5	78	161	-51.6	300,000-349,999	49	49	0.0	49	49	0.0
350,000-399,999	23	105	-78.1	50	144	-65.3	350,000-399,999	27	38	-28.9	27	38	-28.9
400,000-449,999	27	67	-59.7	46	82	-43.9	400,000-449,999	20	20	0.0	20	20	0.0
450,000-499,999	17	49	-65.3	32	72	-55.6	450,000-499,999	15	17	-11.8	15	17	-11.8
500,000-549,999	11	40	-72.5	23	49	-53.1	500,000-549,999	14	12	16.7	14	12	16.7
550,000-599,999	24	44	-45.5	38	47	-19.1	550,000-599,999	15	8	87.5	15	8	87.5
600,000-649,999	10	22	-54.5	19	26	-26.9	600,000-649,999	9	3	200.0	9	3	200.0
650,000-699,999	18	32	-43.7	30	36	-16.7	650,000-699,999	9	5	80.0	9	5	80.0
700,000-749,999	8	9	-11.1	18	12	50.0	700,000-749,999	8	2	300.0	8	2	300.0
750,000-799,999	6	21	-71.4	9	23	-60.9	750,000-799,999	1	2	-50.0	1	2	-50.0
800,000-849,999	5	12	-58.3	9	12	-25.0	800,000-849,999	3	0	N/A	3	0	N/A
850,000-899,999	13	20	-35.0	16	21	-23.8	850,000-899,999	3	1	200.0	3	1	200.0
900,000-949,999	5	4	25.0	5	4	25.0	900,000-949,999	1	1	0.0	1	1	0.0
950,000-999,999	5	18	-72.2	7	18	-61.1	950,000-999,999	1	3	-66.7	1	3	-66.7
1,000,000-1,099,999	1	9	-88.9	3	10	-70.0	1,000,000-1,099,999	0	2	-100.0	0	2	-100.0
1,100,000-1,199,999	3	9	-66.7	4	10	-60.0	1,100,000-1,199,999	0	2	-100.0	0	2	-100.0
1,200,000-1,299,999	4	19	-78.9	4	19	-78.9	1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	7	5	40.0	11	6	83.3	1,300,000-1,399,999	3	0	N/A	3	0	N/A
1,400,000-1,499,999	3	4	-25.0	3	4	-25.0	1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	2	6	-66.7	2	7	-71.4	1,500,000-1,599,999	2	2	0.0	2	2	0.0
1,600,000-1,699,999	1	1	0.0	2	1	100.0	1,600,000-1,699,999	1	0	N/A	1	0	N/A
1,700,000-1,799,999	3	2	50.0	3	2	50.0	1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	2	3	-33.3	2	3	-33.3	1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	2	-100.0	0	3	-100.0	1,900,000-1,999,999	0	1	-100.0	0	1	-100.0
2,000,000-2,249,999	2	2	0.0	3	3	0.0	2,000,000-2,249,999	1	1	0.0	1	1	0.0
2,250,000-2,499,999	2	2	0.0	2	2	0.0	2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	4	-100.0	1	4	-75.0	2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	1	1	0.0	1	1	0.0	2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	4	2	100.0	4	3	33.3	3,000,000-3,249,999	0	1	-100.0	0	1	-100.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0	3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	1	-100.0	0	1	-100.0	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	1	1	0.0	1	1	0.0	3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	1	-100.0	0	1	-100.0	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	1	2	-50.0	2	2	0.0	4,250,000-4,499,999	1	0	N/A	1	0	N/A
4,500,000-4,749,999	0	0	0.0	0	0	0.0	4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	1	0	N/A	1	0	N/A	4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	1	7	-85.7	1	7	-85.7	5,000,000+	0	0	0.0	0	0	0.0
Totals	291	868	-66.5	542	1140	-52.5	Totals	236	276	-14.5	236	276	-14.5

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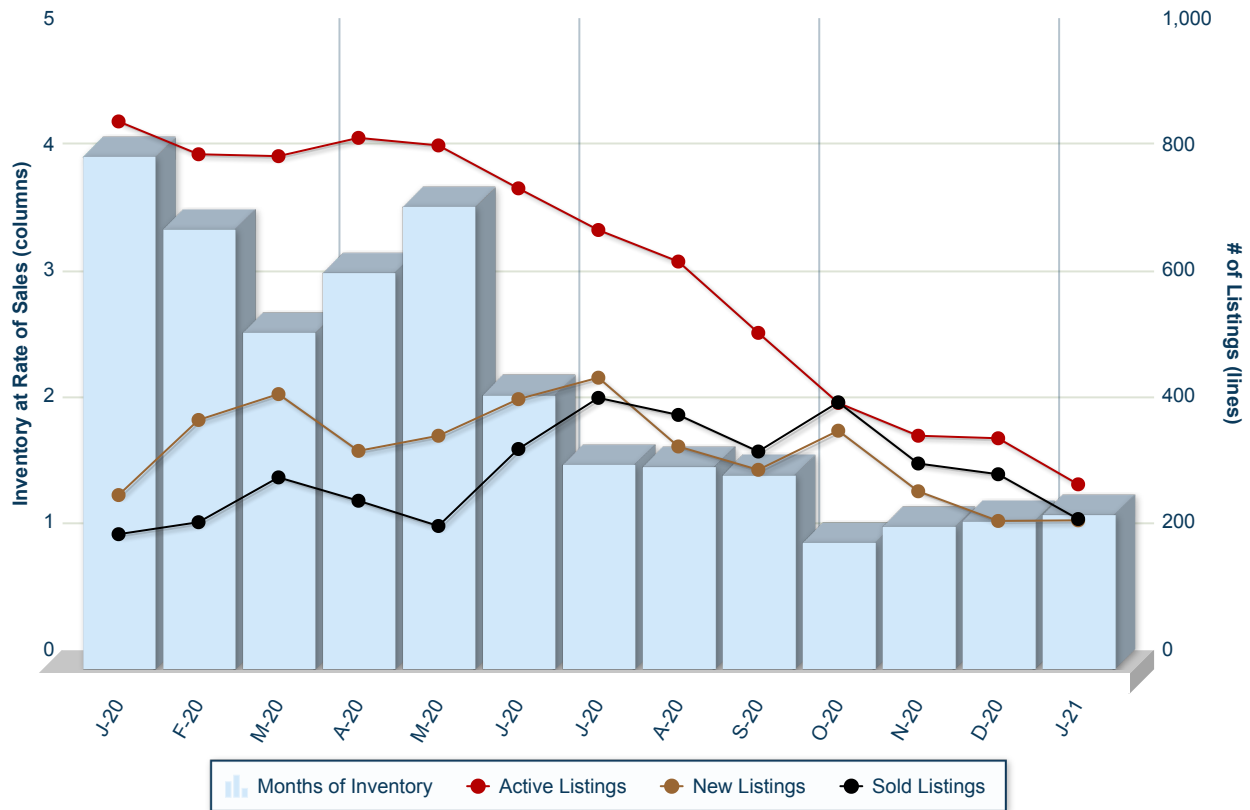
Jackson Co Year Over Year Comparison

Activity between 1/1/2021 and 1/31/2021

Residential																								
City	Total Active			New Listings			Number Under Contract			Number Sold			Sold Volume			Average Sale Price			Median Sale Price			Percent of List		
	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT
Applegate	10	4	-60	0	1	+	0	2	+	1	1	0	825,000	490,000	-40	825,000	490,000	-40	825,000	490,000	-	94	98	+4
Ashland	195	95	-51	23	23	0	29	33	+13	21	34	+61	9,902,900	16,651,950	+68	471,566	489,763	+3	410,000	477,725	+16	96	100	+4
Central Point	108	53	-50	34	26	-23	29	36	+24	29	24	-17	9,304,714	9,386,670	+0	320,852	391,111	+21	304,900	348,000	+14	97	99	+2
Eagle Point	101	46	-54	22	24	+9	20	24	+20	20	21	+5	7,811,690	11,993,710	+53	390,584	571,129	+46	357,450	349,900	-	100	96	-4
Gold Hill	40	17	-57	10	6	-40	4	10	+150	4	4	0	1,687,000	1,604,500	-4	421,750	401,125	-4	398,500	382,250	-	94	99	+5
Jacksonville	66	38	-42	10	13	+30	8	14	+75	10	12	+20	4,370,300	7,486,235	+71	437,030	623,852	+42	451,000	575,000	+27	99	96	-3
Medford	380	200	-47	124	104	-16	108	126	+16	92	104	+13	31,052,394	40,691,311	+31	337,526	391,262	+15	311,300	350,500	+12	98	100	+2
Phoenix	13	8	-38	1	5	+400	2	7	+250	4	5	+25	1,627,500	1,323,000	-18	406,875	264,600	-34	417,500	305,000	-	96	99	+3
Rogue River	47	18	-61	8	8	0	7	7	0	9	11	+22	3,309,000	4,119,540	+24	367,666	374,503	+1	324,000	349,000	+7	98	99	+1
Shady Cove	29	11	-62	8	4	-50	5	5	0	4	1	-75	1,507,500	319,000	-78	376,875	319,000	-15	301,250	319,000	+5	93	96	+3
Talent	47	15	-68	12	5	-58	7	8	+14	7	3	-57	1,945,454	1,315,000	-32	277,922	438,333	+57	309,000	415,000	+34	96	99	+3
White City	55	22	-60	16	10	-37	15	16	+6	10	12	+20	2,370,950	4,092,500	+72	237,095	341,041	+43	230,000	293,000	+27	100	101	+1
Totals	1091	527	-52	268	229	-15	234	288	+23	211	232	+10	75,714,402	99,473,416	+31	358,836	428,765	+19	320,331	367,000	+15	98	99	+1
Grand Totals	1,091	527	-52	268	229	-15	234	288	+23	211	232	+10	75,714,402	99,473,416	+31	358,836	428,765	+19	320,331	367,000	+15	98	99	+1

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Jackson Co Inventory January 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Jan - 2021	293	236	238	1.23
Dec - 2020	366	235	309	1.18
Nov - 2020	370	282	326	1.13
Oct - 2020	422	378	423	1.00
Sep - 2020	533	316	345	1.54
Aug - 2020	646	353	403	1.60
Jul - 2020	696	462	430	1.62
Jun - 2020	762	428	349	2.18
May - 2020	830	370	227	3.66
Apr - 2020	842	346	267	3.15
Mar - 2020	813	436	304	2.67
Feb - 2020	816	395	233	3.50
Jan - 2020	868	276	214	4.06

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Keybox Activity Report



Note: Keybox activity splits approximately 75% Jackson County, 25% Josephine County.

Keybox Accesses	Jan 20	Jan 21	Change
	7185	5155	-28.3%

