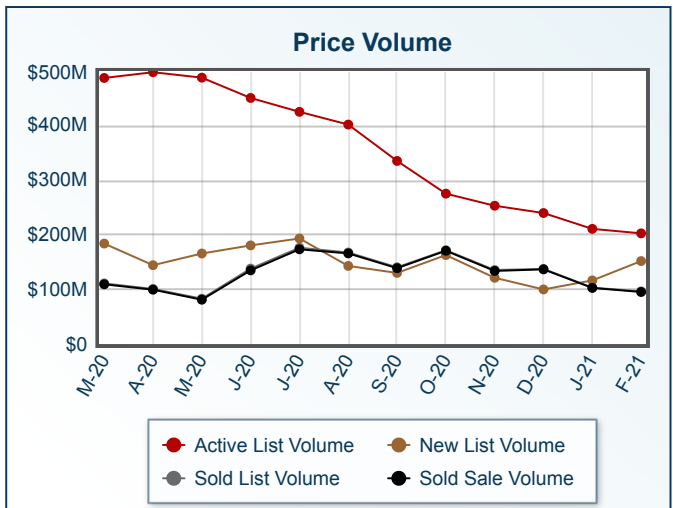
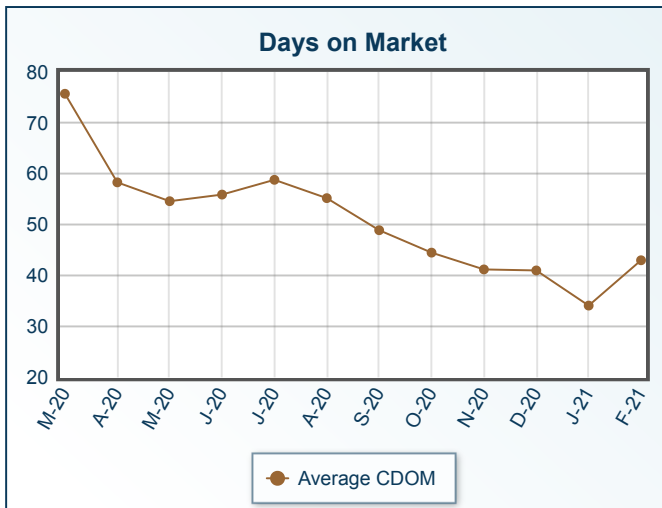
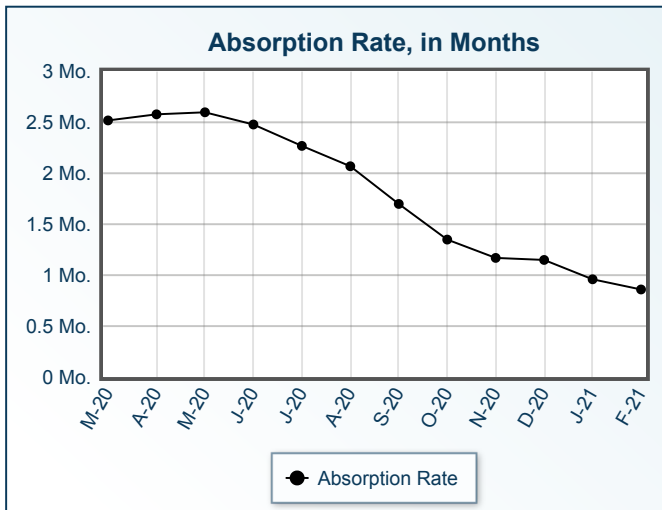
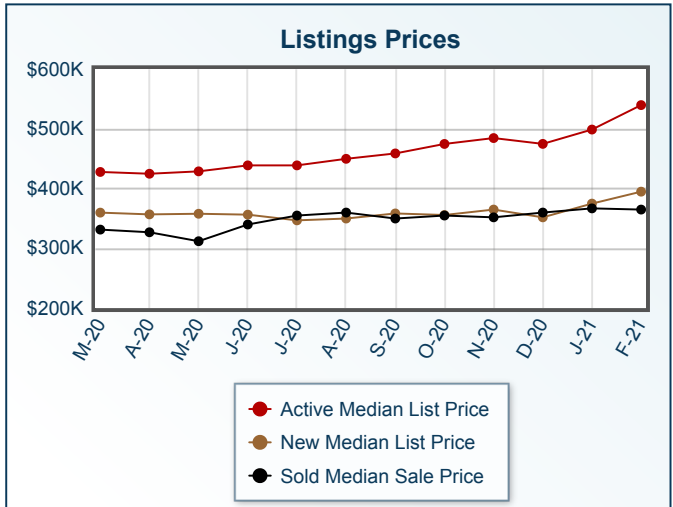
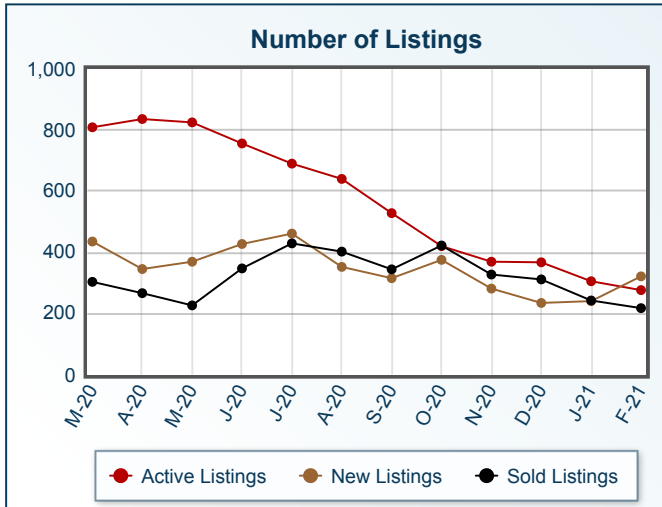


# Market Summary

Jackson Co Residential, February 2021



Summary Statistics						
	Feb-21	Feb-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	0.86	2.55	-66.27	0.91	2.63	-65.40
Average List Price	\$734,250	\$595,837	23.23	\$552,766	\$510,786	8.22
Median List Price	\$539,962	\$409,900	31.73	\$419,900	\$365,000	15.04
Average Sale Price	\$438,638	\$352,306	24.50	\$431,095	\$354,696	21.54
Median Sale Price	\$365,000	\$310,000	17.74	\$367,000	\$315,000	16.51
Average CDOM	43	83	-48.19	38	82	-53.66
Median CDOM	6	36	-83.33	6	48	-87.50

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	1	1	0.0	1	3
100,000-149,999	4	5	-20.0	8	10	-20.0
150,000-199,999	8	9	-11.1	15	20	-25.0
200,000-249,999	12	42	-71.4	23	77	-70.1
250,000-299,999	30	48	-37.5	64	81	-21.0
300,000-349,999	43	40	7.5	95	83	14.5
350,000-399,999	28	32	-12.5	67	57	17.5
400,000-449,999	17	16	6.3	37	31	19.4
450,000-499,999	15	15	0.0	38	28	35.7
500,000-549,999	14	8	75.0	26	22	18.2
550,000-599,999	6	1	500.0	17	5	240.0
600,000-649,999	9	4	125.0	16	5	220.0
650,000-699,999	9	3	200.0	14	6	133.3
700,000-749,999	6	1	500.0	10	3	233.3
750,000-799,999	1	2	-50.0	3	5	-40.0
800,000-849,999	2	1	100.0	4	4	0.0
850,000-899,999	1	0	N/A	4	0	N/A
900,000-949,999	3	0	N/A	5	0	N/A
950,000-999,999	4	0	N/A	5	0	N/A
1,000,000-1,099,999	1	3	-66.7	1	3	-66.7
1,100,000-1,199,999	1	0	N/A	2	1	100.0
1,200,000-1,299,999	1	1	0.0	3	2	50.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	1	0	N/A	1	0	N/A
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	1	-100.0	0	1	-100.0
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	1	0	N/A
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	218	233	-6.4	461	447	3.1

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	1	0	N/A	1	2
100,000-149,999	3	9	-66.7	9	16	-43.7
150,000-199,999	5	17	-70.6	11	27	-59.3
200,000-249,999	18	30	-40.0	29	75	-61.3
250,000-299,999	41	63	-34.9	90	102	-11.8
300,000-349,999	44	73	-39.7	93	112	-17.0
350,000-399,999	46	35	31.4	77	66	16.7
400,000-449,999	27	24	12.5	56	43	30.2
450,000-499,999	20	23	-13.0	36	40	-10.0
500,000-549,999	14	8	75.0	28	18	55.6
550,000-599,999	23	13	76.9	38	16	137.5
600,000-649,999	10	5	100.0	19	10	90.0
650,000-699,999	7	8	-12.5	22	10	120.0
700,000-749,999	10	2	400.0	13	2	550.0
750,000-799,999	5	1	400.0	8	2	300.0
800,000-849,999	2	1	100.0	5	2	150.0
850,000-899,999	5	2	150.0	9	2	350.0
900,000-949,999	0	1	-100.0	2	1	100.0
950,000-999,999	3	1	200.0	6	3	100.0
1,000,000-1,099,999	0	1	-100.0	2	2	0.0
1,100,000-1,199,999	1	0	N/A	2	1	100.0
1,200,000-1,299,999	1	2	-50.0	1	2	-50.0
1,300,000-1,399,999	2	0	N/A	5	1	400.0
1,400,000-1,499,999	0	0	0.0	1	0	N/A
1,500,000-1,599,999	1	0	N/A	2	0	N/A
1,600,000-1,699,999	0	1	-100.0	0	1	-100.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A
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	2	0	N/A	2	0	N/A
2,250,000-2,499,999	0	0	0.0	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	1	0	N/A	1	0	N/A
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	293	320	-8.4	570	556	2.5

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	2	14		-85.7	0-99,999	2	1	100.0	2
100,000-149,999	4	14	-71.4	13	31	-58.1	100,000-149,999	4	8	-50.0	5	13	-61.5
150,000-199,999	5	36	-86.1	20	78	-74.4	150,000-199,999	7	21	-66.7	11	36	-69.4
200,000-249,999	10	70	-85.7	44	157	-72.0	200,000-249,999	22	38	-42.1	30	71	-57.7
250,000-299,999	27	82	-67.1	115	201	-42.8	250,000-299,999	45	70	-35.7	84	121	-30.6
300,000-349,999	26	103	-74.8	122	225	-45.8	300,000-349,999	40	64	-37.5	91	113	-19.5
350,000-399,999	21	89	-76.4	103	194	-46.9	350,000-399,999	50	50	0.0	79	88	-10.2
400,000-449,999	23	56	-58.9	79	106	-25.5	400,000-449,999	31	25	24.0	52	45	15.6
450,000-499,999	13	53	-75.5	55	99	-44.4	450,000-499,999	24	27	-11.1	38	44	-13.6
500,000-549,999	15	41	-63.4	45	68	-33.8	500,000-549,999	19	19	0.0	33	31	6.5
550,000-599,999	23	42	-45.2	57	63	-9.5	550,000-599,999	19	16	18.8	35	24	45.8
600,000-649,999	10	25	-60.0	31	37	-16.2	600,000-649,999	11	11	0.0	19	14	35.7
650,000-699,999	10	33	-69.7	36	50	-28.0	650,000-699,999	7	14	-50.0	16	19	-15.8
700,000-749,999	14	12	16.7	28	20	40.0	700,000-749,999	8	8	0.0	16	10	60.0
750,000-799,999	12	19	-36.8	19	28	-32.1	750,000-799,999	9	5	80.0	11	7	57.1
800,000-849,999	4	9	-55.6	9	13	-30.8	800,000-849,999	2	1	100.0	5	1	400.0
850,000-899,999	10	21	-52.4	18	24	-25.0	850,000-899,999	3	3	0.0	5	4	25.0
900,000-949,999	6	4	50.0	9	4	125.0	900,000-949,999	2	0	N/A	3	1	200.0
950,000-999,999	4	14	-71.4	11	21	-47.6	950,000-999,999	4	3	33.3	5	6	-16.7
1,000,000-1,099,999	1	9	-88.9	3	11	-72.7	1,000,000-1,099,999	0	1	-100.0	0	3	-100.0
1,100,000-1,199,999	2	10	-80.0	6	13	-53.8	1,100,000-1,199,999	2	3	-33.3	2	5	-60.0
1,200,000-1,299,999	7	17	-58.8	10	19	-47.4	1,200,000-1,299,999	6	0	N/A	6	0	N/A
1,300,000-1,399,999	5	4	25.0	12	6	100.0	1,300,000-1,399,999	2	0	N/A	5	0	N/A
1,400,000-1,499,999	3	4	-25.0	4	6	-33.3	1,400,000-1,499,999	0	2	-100.0	0	2	-100.0
1,500,000-1,599,999	0	7	-100.0	2	7	-71.4	1,500,000-1,599,999	0	0	0.0	2	2	0.0
1,600,000-1,699,999	3	0	N/A	3	1	200.0	1,600,000-1,699,999	0	0	0.0	2	0	N/A
1,700,000-1,799,999	2	2	0.0	2	2	0.0	1,700,000-1,799,999	0	0	0.0	0	0	0.0
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	3	-100.0	0	3	-100.0	1,900,000-1,999,999	0	0	0.0	0	1	-100.0
2,000,000-2,249,999	3	3	0.0	4	3	33.3	2,000,000-2,249,999	1	0	N/A	2	1	100.0
2,250,000-2,499,999	1	3	-66.7	3	4	-25.0	2,250,000-2,499,999	1	2	-50.0	1	2	-50.0
2,500,000-2,749,999	1	4	-75.0	2	5	-60.0	2,500,000-2,749,999	0	1	-100.0	1	1	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	3	33.3	4	4	0.0	3,000,000-3,249,999	0	1	-100.0	0	2	-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	1	0	N/A	1	1	0.0	4,000,000-4,249,999	1	0	N/A	1	0	N/A
4,250,000-4,499,999	2	2	0.0	2	2	0.0	4,250,000-4,499,999	0	0	0.0	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	0	0	0.0	1	1	0.0	4,750,000-4,999,999	0	1	-100.0	0	1	-100.0
5,000,000+	1	6	-83.3	1	7	-85.7	5,000,000+	0	0	0.0	0	0	0.0
Totals	277	815	-66.0	880	1534	-42.6	Totals	322	395	-18.5	563	671	-16.1

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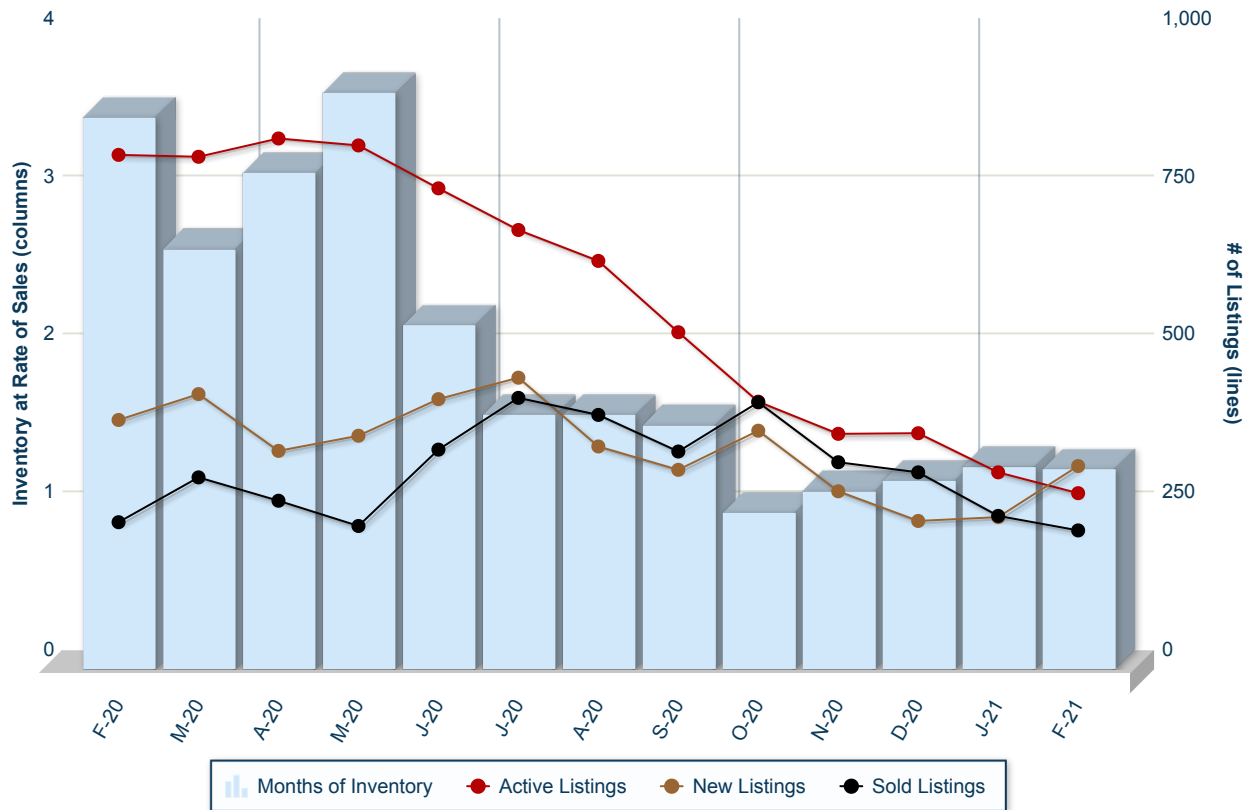
# Jackson Co Year Over Year Comparison

Activity between 2/1/2021 and 2/28/2021

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	12	2	-83	2	0	-	4	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ashland	224	108	-51	70	45	-35	36	38	+5	34	16	-52	16,118,180	9,532,858	-40	474,064	595,803	+25	423,500	580,000	+36	96	95	-1
Central Point	129	53	-58	55	37	-32	40	35	-12	20	24	+20	6,307,000	11,941,686	+89	315,350	497,570	+57	301,000	371,500	+23	97	99	+2
Eagle Point	102	45	-55	27	24	-11	29	20	-31	17	18	+5	5,625,800	8,251,610	+46	330,929	458,422	+38	310,000	396,950	+28	99	94	-5
Gold Hill	41	11	-73	7	4	-42	6	6	0	4	5	+25	1,536,250	2,058,000	+33	384,062	411,600	+7	385,000	365,000	-	98	98	0
Jacksonville	75	40	-46	24	16	-33	14	18	+28	7	8	+14	3,779,500	4,192,401	+10	539,928	524,050	-2	490,000	500,000	+2	95	98	+3
Medford	386	208	-46	142	134	-5	133	123	-7	111	110	-0	34,334,502	44,195,550	+28	309,319	401,777	+29	285,000	348,496	+22	98	101	+3
Phoenix	18	9	-50	8	8	0	3	2	-33	2	7	+250	595,000	2,203,500	+270	297,500	314,785	+5	297,500	286,000	-	99	102	+3
Rogue River	48	21	-56	13	9	-30	11	9	-18	9	5	-44	4,126,499	3,047,700	-26	458,499	609,540	+32	285,000	635,000	+122	97	101	+4
Shady Cove	29	7	-75	6	1	-83	4	2	-50	5	4	-20	1,560,900	963,000	-38	312,180	240,750	-22	344,900	239,000	-	99	96	-3
Talent	48	18	-62	8	10	+25	12	10	-16	8	10	+25	3,519,500	4,880,990	+38	439,937	488,099	+10	359,000	397,495	+10	95	99	+4
White City	56	34	-39	19	30	+57	18	26	+44	14	11	-21	3,985,200	4,199,700	+5	284,657	381,790	+34	250,000	275,000	+10	98	87	-11
<b>Totals</b>	<b>1168</b>	<b>556</b>	<b>-52</b>	<b>381</b>	<b>318</b>	<b>-17</b>	<b>310</b>	<b>289</b>	<b>-7</b>	<b>231</b>	<b>218</b>	<b>-6</b>	<b>81,488,331</b>	<b>95,466,995</b>	<b>+17</b>	<b>352,763</b>	<b>437,922</b>	<b>+24</b>	<b>310,000</b>	<b>365,000</b>	<b>+18</b>	<b>98</b>	<b>99</b>	<b>1</b>
<b>Grand Totals</b>	<b>1,168</b>	<b>556</b>	<b>-52</b>	<b>381</b>	<b>318</b>	<b>-17</b>	<b>310</b>	<b>289</b>	<b>-7</b>	<b>231</b>	<b>218</b>	<b>-6</b>	<b>81,488,331</b>	<b>95,466,995</b>	<b>+17</b>	<b>352,763</b>	<b>437,922</b>	<b>+24</b>	<b>310,000</b>	<b>365,000</b>	<b>+18</b>	<b>98</b>	<b>99</b>	<b>+1</b>

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# Jackson Co Inventory February 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Feb - 2021	279	322	220	1.27
Jan - 2021	312	241	243	1.28
Dec - 2020	374	235	312	1.20
Nov - 2020	373	282	328	1.14
Oct - 2020	424	378	423	1.00
Sep - 2020	534	316	345	1.55
Aug - 2020	647	353	403	1.61
Jul - 2020	696	462	430	1.62
Jun - 2020	762	428	348	2.19
May - 2020	830	370	227	3.66
Apr - 2020	841	346	267	3.15
Mar - 2020	812	436	304	2.67
Feb - 2020	815	395	233	3.50

# Keybox Activity Report



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

Keybox Accesses	Feb 20	Feb 21	Change
	8458	5024	-40.6%

