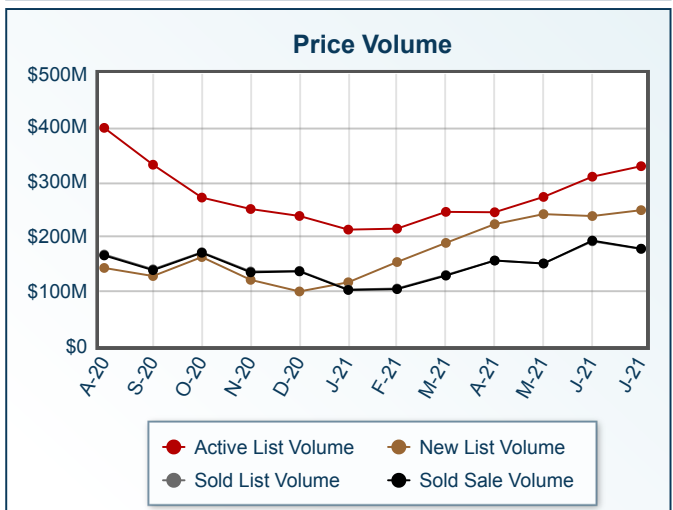
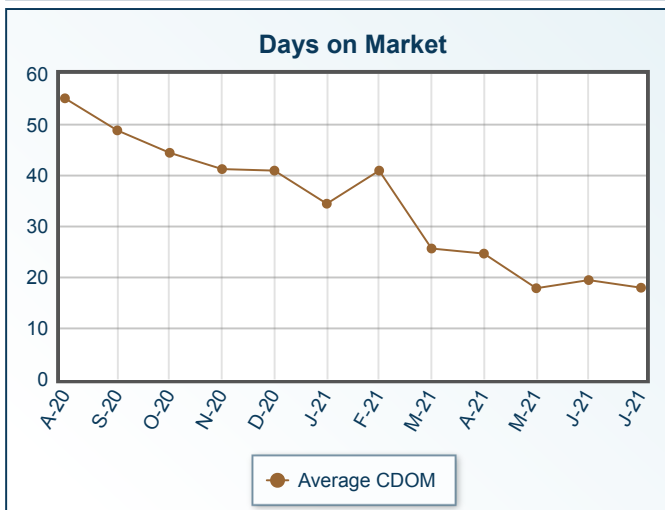
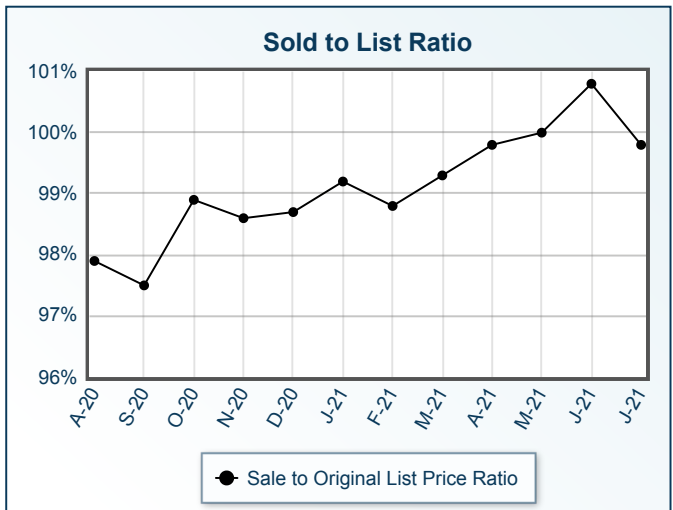
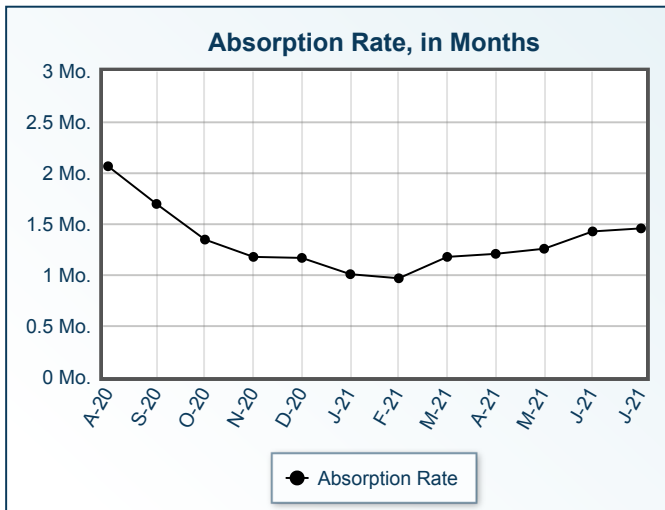
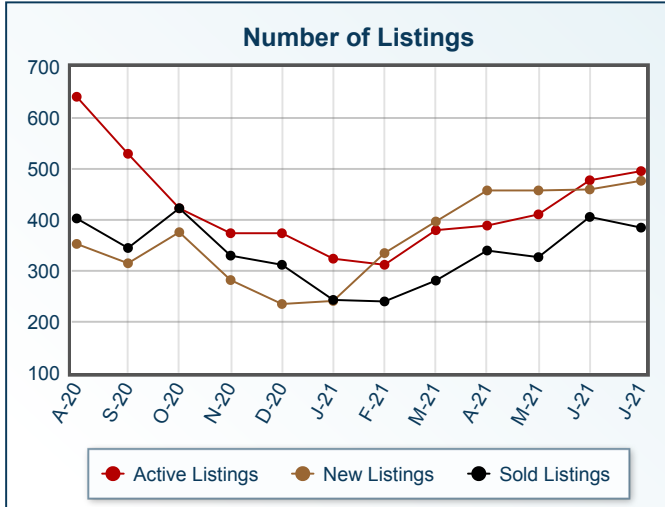


Market Summary

Jackson Co Residential, July 2021



Summary Statistics						
	Jul-21	Jul-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.46	2.27	-35.68	1.22	2.53	-51.78
Average List Price	\$666,185	\$613,250	8.63	\$517,867	\$461,958	12.10
Median List Price	\$500,000	\$439,000	13.90	\$420,000	\$359,900	16.70
Average Sale Price	\$464,631	\$404,822	14.77	\$458,321	\$375,165	22.17
Median Sale Price	\$389,000	\$355,000	9.58	\$395,500	\$330,000	19.85
Average CDOM	18	58	-68.97	N/A	65	N/A
Median CDOM	6	15	-60.00	9	20	-55.00

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	4	-100.0	3	12
100,000-149,999	0	3	-100.0	21	32	-34.4
150,000-199,999	9	16	-43.7	46	95	-51.6
200,000-249,999	17	43	-60.5	104	240	-56.7
250,000-299,999	46	74	-37.8	260	384	-32.3
300,000-349,999	63	68	-7.4	353	373	-5.4
350,000-399,999	62	52	19.2	330	249	32.5
400,000-449,999	52	52	0.0	287	182	57.7
450,000-499,999	25	24	4.2	172	127	35.4
500,000-549,999	27	23	17.4	135	91	48.4
550,000-599,999	15	24	-37.5	113	73	54.8
600,000-649,999	13	4	225.0	86	31	177.4
650,000-699,999	11	12	-8.3	72	34	111.8
700,000-749,999	10	5	100.0	51	16	218.8
750,000-799,999	9	9	0.0	43	23	87.0
800,000-849,999	2	1	100.0	25	11	127.3
850,000-899,999	6	0	N/A	23	8	187.5
900,000-949,999	1	5	-80.0	15	7	114.3
950,000-999,999	2	1	100.0	15	6	150.0
1,000,000-1,099,999	3	1	200.0	8	9	-11.1
1,100,000-1,199,999	1	6	-83.3	15	11	36.4
1,200,000-1,299,999	3	0	N/A	14	5	180.0
1,300,000-1,399,999	3	0	N/A	8	0	N/A
1,400,000-1,499,999	0	3	-100.0	3	3	0.0
1,500,000-1,599,999	1	0	N/A	5	0	N/A
1,600,000-1,699,999	0	0	0.0	2	1	100.0
1,700,000-1,799,999	0	0	0.0	1	0	N/A
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	1	0	N/A	3	0	N/A
2,000,000-2,249,999	2	0	N/A	5	0	N/A
2,250,000-2,499,999	0	0	0.0	2	0	N/A
2,500,000-2,749,999	1	0	N/A	1	0	N/A
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	1	-100.0
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	385	430	-10.5	2222	2024	9.8

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	2	-100.0	2	10
100,000-149,999	1	5	-80.0	19	34	-44.1
150,000-199,999	10	19	-47.4	41	109	-62.4
200,000-249,999	16	36	-55.6	110	258	-57.4
250,000-299,999	37	77	-51.9	297	428	-30.6
300,000-349,999	49	55	-10.9	354	412	-14.1
350,000-399,999	73	52	40.4	396	287	38.0
400,000-449,999	49	40	22.5	289	198	46.0
450,000-499,999	50	37	35.1	212	170	24.7
500,000-549,999	19	24	-20.8	122	102	19.6
550,000-599,999	25	19	31.6	144	92	56.5
600,000-649,999	12	13	-7.7	83	44	88.6
650,000-699,999	13	13	0.0	80	47	70.2
700,000-749,999	9	8	12.5	49	27	81.5
750,000-799,999	9	7	28.6	56	25	124.0
800,000-849,999	3	4	-25.0	21	9	133.3
850,000-899,999	7	7	0.0	33	27	22.2
900,000-949,999	2	0	N/A	15	3	400.0
950,000-999,999	2	2	0.0	16	10	60.0
1,000,000-1,099,999	2	1	100.0	12	7	71.4
1,100,000-1,199,999	1	3	-66.7	12	11	9.1
1,200,000-1,299,999	3	3	0.0	17	9	88.9
1,300,000-1,399,999	4	0	N/A	14	2	600.0
1,400,000-1,499,999	2	1	100.0	5	2	150.0
1,500,000-1,599,999	1	0	N/A	5	2	150.0
1,600,000-1,699,999	3	0	N/A	6	1	500.0
1,700,000-1,799,999	0	1	-100.0	2	1	100.0
1,800,000-1,899,999	0	0	0.0	1	1	0.0
1,900,000-1,999,999	0	0	0.0	2	0	N/A
2,000,000-2,249,999	0	0	0.0	3	0	N/A
2,250,000-2,499,999	1	1	0.0	7	1	600.0
2,500,000-2,749,999	0	0	0.0	1	0	N/A
2,750,000-2,999,999	0	0	0.0	1	0	N/A
3,000,000-3,249,999	0	0	0.0	2	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	1	-100.0
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	403	430	-6.3	2429	2330	4.2

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	4	-100.0	3	24		-87.5	0-99,999	0	2	-100.0	3
100,000-149,999	9	14	-35.7	32	54	-40.7	100,000-149,999	6	8	-25.0	24	36	-33.3
150,000-199,999	17	29	-41.4	57	166	-65.7	150,000-199,999	10	20	-50.0	48	124	-61.3
200,000-249,999	12	36	-66.7	134	353	-62.0	200,000-249,999	13	46	-71.7	119	267	-55.4
250,000-299,999	21	62	-66.1	342	549	-37.7	250,000-299,999	37	87	-57.5	314	469	-33.0
300,000-349,999	38	74	-48.6	407	561	-27.5	300,000-349,999	55	74	-25.7	372	449	-17.1
350,000-399,999	52	73	-28.8	475	429	10.7	350,000-399,999	68	47	44.7	446	323	38.1
400,000-449,999	45	64	-29.7	354	293	20.8	400,000-449,999	72	35	105.7	328	232	41.4
450,000-499,999	53	55	-3.6	275	257	7.0	450,000-499,999	59	38	55.3	257	202	27.2
500,000-549,999	19	33	-42.4	154	166	-7.2	500,000-549,999	26	22	18.2	141	129	9.3
550,000-599,999	29	27	7.4	190	143	32.9	550,000-599,999	23	20	15.0	168	105	60.0
600,000-649,999	15	30	-50.0	112	80	40.0	600,000-649,999	16	10	60.0	98	56	75.0
650,000-699,999	25	36	-30.6	122	103	18.4	650,000-699,999	21	15	40.0	99	72	37.5
700,000-749,999	16	13	23.1	73	52	40.4	700,000-749,999	12	5	140.0	63	42	50.0
750,000-799,999	24	19	26.3	85	55	54.5	750,000-799,999	8	5	60.0	75	34	120.6
800,000-849,999	6	8	-25.0	34	24	41.7	800,000-849,999	6	1	500.0	32	12	166.7
850,000-899,999	24	17	41.2	59	55	7.3	850,000-899,999	12	7	71.4	45	35	28.6
900,000-949,999	10	4	150.0	25	13	92.3	900,000-949,999	4	3	33.3	21	10	110.0
950,000-999,999	14	15	-6.7	31	36	-13.9	950,000-999,999	4	4	0.0	24	21	14.3
1,000,000-1,099,999	6	9	-33.3	20	21	-4.8	1,000,000-1,099,999	3	1	200.0	17	13	30.8
1,100,000-1,199,999	12	9	33.3	29	23	26.1	1,100,000-1,199,999	4	2	100.0	24	15	60.0
1,200,000-1,299,999	14	15	-6.7	38	31	22.6	1,200,000-1,299,999	7	3	133.3	35	12	191.7
1,300,000-1,399,999	9	7	28.6	28	12	133.3	1,300,000-1,399,999	2	2	0.0	20	6	233.3
1,400,000-1,499,999	5	3	66.7	11	8	37.5	1,400,000-1,499,999	1	1	0.0	9	5	80.0
1,500,000-1,599,999	4	6	-33.3	11	13	-15.4	1,500,000-1,599,999	2	0	N/A	11	8	37.5
1,600,000-1,699,999	4	2	100.0	8	3	166.7	1,600,000-1,699,999	1	1	0.0	6	1	500.0
1,700,000-1,799,999	1	3	-66.7	3	5	-40.0	1,700,000-1,799,999	0	0	0.0	0	3	-100.0
1,800,000-1,899,999	0	2	-100.0	1	5	-80.0	1,800,000-1,899,999	0	1	-100.0	1	2	-50.0
1,900,000-1,999,999	3	0	N/A	6	3	100.0	1,900,000-1,999,999	2	0	N/A	6	1	500.0
2,000,000-2,249,999	1	3	-66.7	5	4	25.0	2,000,000-2,249,999	0	0	0.0	3	2	50.0
2,250,000-2,499,999	2	5	-60.0	10	8	25.0	2,250,000-2,499,999	0	2	-100.0	8	6	33.3
2,500,000-2,749,999	2	3	-33.3	4	6	-33.3	2,500,000-2,749,999	0	0	0.0	2	2	0.0
2,750,000-2,999,999	1	0	N/A	2	1	100.0	2,750,000-2,999,999	0	0	0.0	2	0	N/A
3,000,000-3,249,999	0	3	-100.0	3	4	-25.0	3,000,000-3,249,999	0	0	0.0	0	2	-100.0
3,250,000-3,499,999	0	0	0.0	1	0	N/A	3,250,000-3,499,999	1	0	N/A	1	0	N/A
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	0	3	-100.0	1	3	-66.7	3,750,000-3,999,999	0	0	0.0	0	2	-100.0
4,000,000-4,249,999	0	0	0.0	2	1	100.0	4,000,000-4,249,999	1	0	N/A	2	0	N/A
4,250,000-4,499,999	1	1	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	1	-100.0	1	1	0.0	4,750,000-4,999,999	0	0	0.0	0	1	-100.0
5,000,000+	2	2	0.0	2	7	-71.4	5,000,000+	1	0	N/A	1	0	N/A
Totals	496	691	-28.2	3152	3575	-11.8	Totals	477	462	3.2	2826	2712	4.2

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Wednesday, August 04, 2021 7:58 AM.

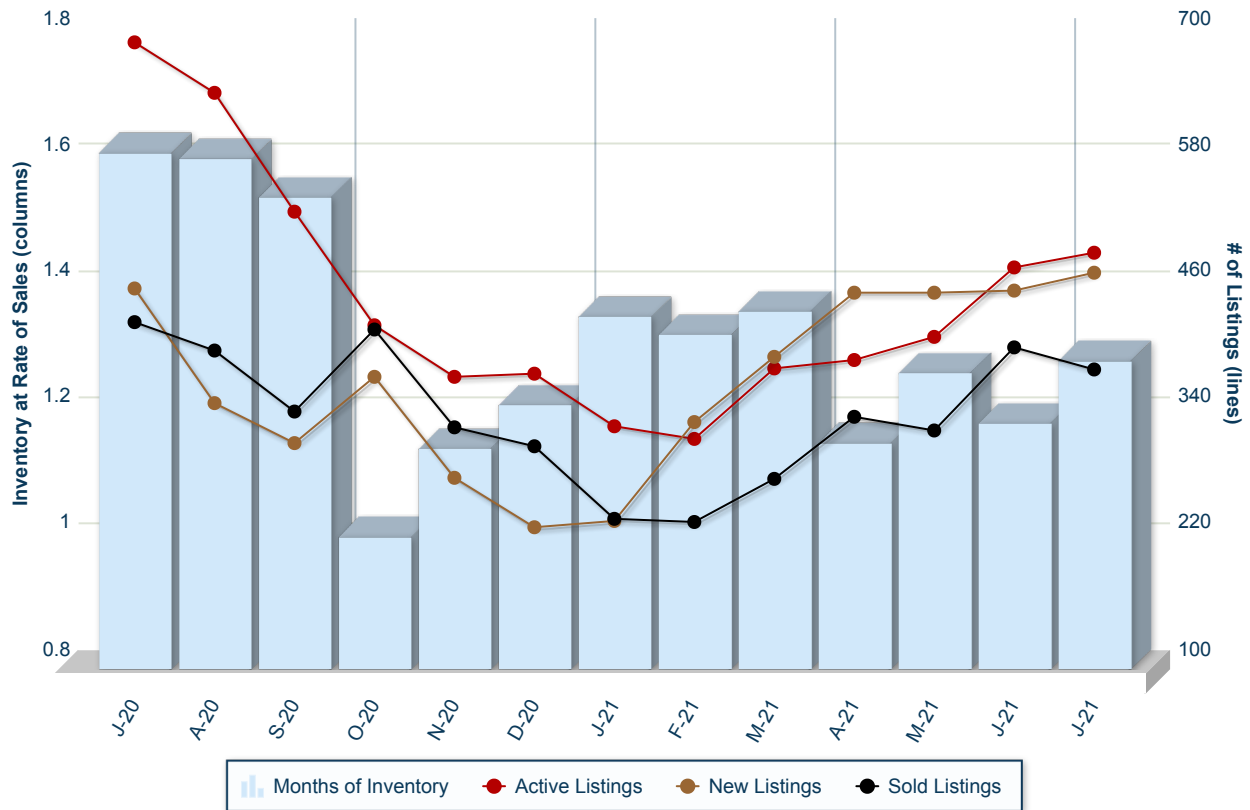
Jackson Co Year Over Year Comparison

Activity between 7/1/2021 and 7/31/2021

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	5	2	-60	1	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ashland	233	196	-15	71	71	0	63	64	+1	67	58	-13	34,941,871	36,736,806	+5	521,520	633,393	+21	464,900	552,500	+18	97	99	+2
Central Point	120	121	+0	58	71	+22	48	63	+31	61	43	-29	23,327,552	16,792,700	-28	382,418	390,527	+2	349,900	360,000	+2	97	100	+3
Eagle Point	106	82	-22	47	33	-29	47	36	-23	33	31	-6	14,143,400	12,493,570	-11	428,587	403,018	-5	395,000	375,800	-	97	99	+2
Gold Hill	41	23	-43	11	11	0	13	9	-30	9	5	-44	2,745,500	3,156,000	+14	305,055	631,200	+106	296,000	650,000	+119	98	99	+1
Jacksonville	53	41	-22	14	13	-7	19	14	-26	21	19	-9	10,602,900	13,123,300	+23	504,900	690,700	+36	435,000	599,000	+37	97	96	-1
Medford	388	307	-20	182	188	+3	176	162	-7	167	168	+0	61,965,597	69,479,827	+12	371,051	413,570	+11	320,000	367,205	+14	99	100	+1
Phoenix	15	10	-33	3	7	+133	5	5	0	6	8	+33	2,414,000	2,880,600	+19	402,333	360,075	-10	385,000	379,000	-	98	102	+4
Rogue River	39	40	+2	15	21	+40	14	18	+28	14	8	-42	5,911,500	4,028,000	-31	422,250	503,500	+19	387,000	415,000	+7	98	99	+1
Shady Cove	23	27	+17	7	17	+142	8	6	-25	6	13	+116	2,106,500	5,631,500	+167	351,083	433,192	+23	365,000	360,000	-	97	100	+3
Talent	48	23	-52	15	12	-20	7	7	0	13	9	-30	4,612,800	6,717,456	+45	354,830	746,384	+110	333,900	500,000	+49	100	105	+5
White City	43	27	-37	24	21	-12	23	10	-56	18	16	-11	4,771,700	4,705,981	-1	265,094	294,123	+10	254,950	297,000	+16	99	101	+2
Totals	1114	899	-19	448	465	+4	423	394	-7	415	378	-9	167,543,320	175,745,740	+5	403,719	464,936	+15	355,000	387,000	+9	98	100	+2
Grand Totals	1,114	899	-19	448	465	+4	423	394	-7	415	378	-9	167,543,320	175,745,740	+5	403,719	464,936	+15	355,000	387,000	+9	98	100	+2

Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Wednesday, August 04, 2021 8:06 AM.

Jackson Co Inventory, July 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Jul - 2021	496	477	385	1.29
Jun - 2021	482	460	406	1.19
May - 2021	416	458	327	1.27
Apr - 2021	394	458	340	1.16
Mar - 2021	386	397	281	1.37
Feb - 2021	319	335	240	1.33
Jan - 2021	331	241	243	1.36
Dec - 2020	381	235	312	1.22
Nov - 2020	378	282	330	1.15
Oct - 2020	427	378	423	1.01
Sep - 2020	535	315	345	1.55
Aug - 2020	648	353	403	1.61
Jul - 2020	696	462	430	1.62

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Wednesday, August 04, 2021 8:00 AM.

Keybox Activity Report



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

Keybox Accesses	Jul 20	Jul 21	Change
	9558	7488	-21.7%

