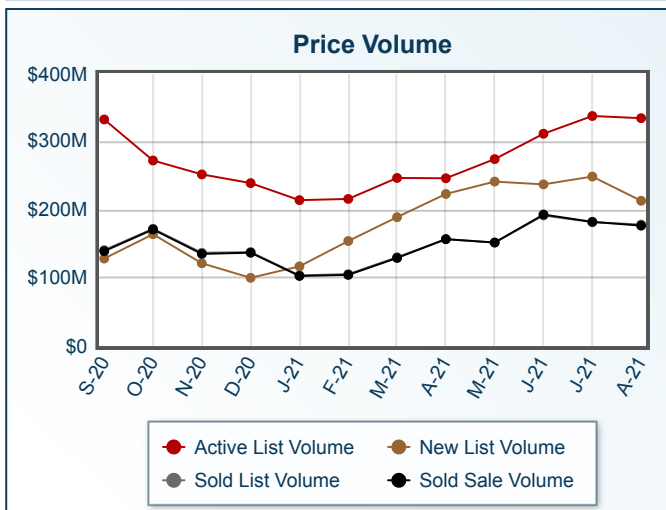
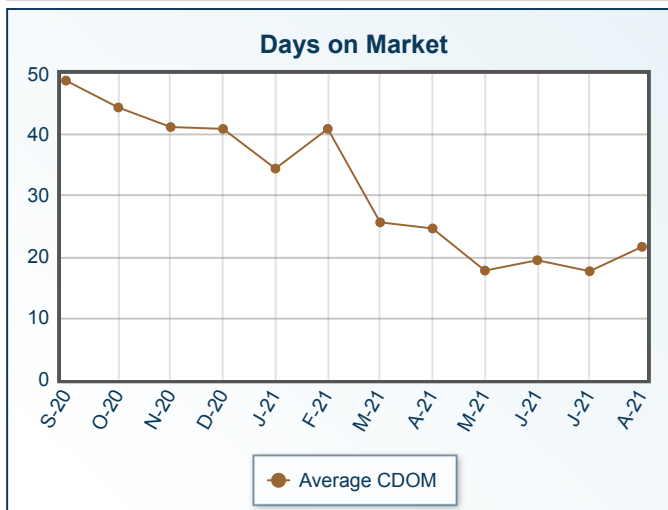
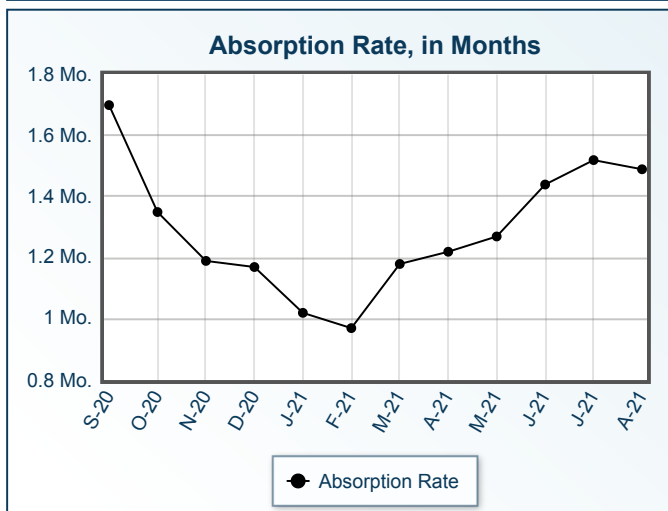
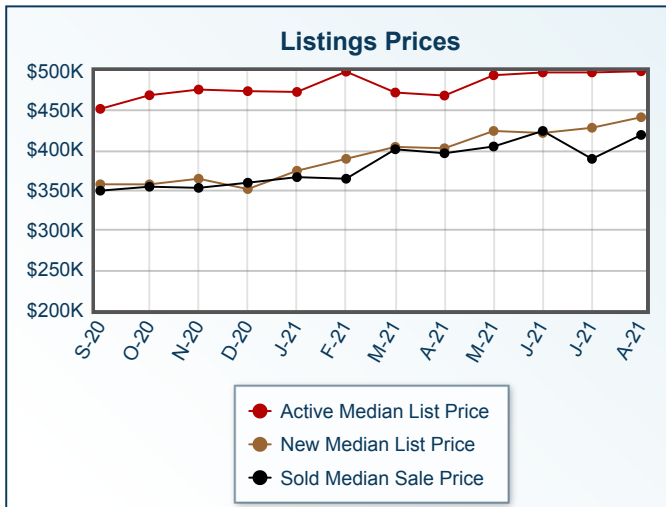
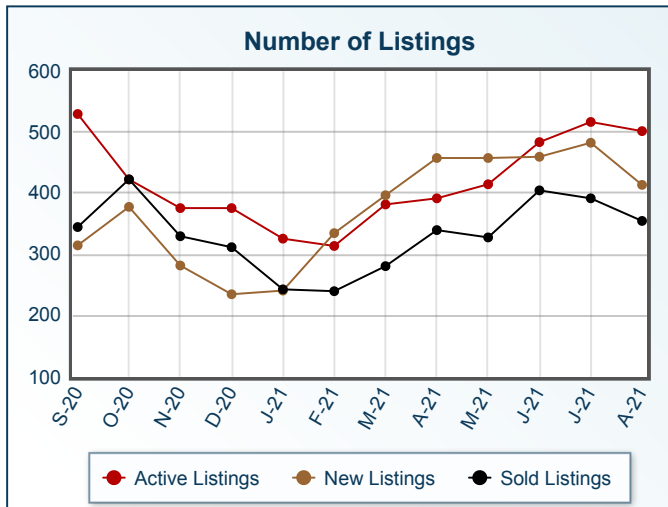


Market Summary

Jackson Co Residential, August 2021



Summary Statistics						
	Aug-21	Aug-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.49	2.07	-28.02	1.26	2.47	-48.99
Average List Price	\$667,124	\$624,205	6.88	\$515,783	\$456,948	12.88
Median List Price	\$499,995	\$450,000	11.11	\$420,000	\$359,000	16.99
Average Sale Price	\$498,456	\$413,144	20.65	\$464,001	\$381,425	21.65
Median Sale Price	\$420,000	\$360,000	16.67	\$400,000	\$335,000	19.40
Average CDOM	21	55	-61.82	N/A	63	N/A
Median CDOM	7	13	-46.15	9	19	-52.63

	Sold Listings			Year to Date		
	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
0-99,999	0	1	-100.0	3	13	-76.9
100,000-149,999	0	8	-100.0	21	40	-47.5
150,000-199,999	4	20	-80.0	50	115	-56.5
200,000-249,999	21	29	-27.6	125	269	-53.5
250,000-299,999	36	71	-49.3	297	456	-34.9
300,000-349,999	47	57	-17.5	401	430	-6.7
350,000-399,999	52	51	2.0	382	300	27.3
400,000-449,999	38	41	-7.3	327	223	46.6
450,000-499,999	28	27	3.7	201	154	30.5
500,000-549,999	26	31	-16.1	161	122	32.0
550,000-599,999	23	11	109.1	136	84	61.9
600,000-649,999	22	14	57.1	109	45	142.2
650,000-699,999	9	8	12.5	81	42	92.9
700,000-749,999	6	11	-45.5	57	27	111.1
750,000-799,999	9	2	350.0	52	25	108.0
800,000-849,999	9	4	125.0	34	15	126.7
850,000-899,999	4	7	-42.9	27	15	80.0
900,000-949,999	3	1	200.0	18	8	125.0
950,000-999,999	1	2	-50.0	16	8	100.0
1,000,000-1,099,999	2	3	-33.3	10	12	-16.7
1,100,000-1,199,999	2	1	100.0	18	12	50.0
1,200,000-1,299,999	4	0	N/A	18	5	260.0
1,300,000-1,399,999	4	0	N/A	12	0	N/A
1,400,000-1,499,999	0	1	-100.0	3	4	-25.0
1,500,000-1,599,999	1	0	N/A	6	0	N/A
1,600,000-1,699,999	0	0	0.0	2	1	100.0
1,700,000-1,799,999	1	0	N/A	2	0	N/A
1,800,000-1,899,999	0	1	-100.0	0	1	-100.0
1,900,000-1,999,999	1	0	N/A	4	0	N/A
2,000,000-2,249,999	0	0	0.0	5	0	N/A
2,250,000-2,499,999	0	1	-100.0	2	1	100.0
2,500,000-2,749,999	1	0	N/A	2	0	N/A
2,750,000-2,999,999	1	0	N/A	1	0	N/A
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	355	403	-11.9	2584	2428	6.4

	Pending Listings			Year to Date		
	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
0-99,999	1	0	N/A	3	10	-70.0
100,000-149,999	1	8	-87.5	20	42	-52.4
150,000-199,999	5	17	-70.6	45	126	-64.3
200,000-249,999	14	39	-64.1	124	297	-58.2
250,000-299,999	31	62	-50.0	326	490	-33.5
300,000-349,999	60	71	-15.5	409	483	-15.3
350,000-399,999	63	49	28.6	451	336	34.2
400,000-449,999	43	38	13.2	329	236	39.4
450,000-499,999	38	22	72.7	249	192	29.7
500,000-549,999	22	13	69.2	142	115	23.5
550,000-599,999	27	21	28.6	165	113	46.0
600,000-649,999	8	5	60.0	91	49	85.7
650,000-699,999	14	10	40.0	92	57	61.4
700,000-749,999	7	7	0.0	56	34	64.7
750,000-799,999	8	5	60.0	64	30	113.3
800,000-849,999	5	1	400.0	24	10	140.0
850,000-899,999	2	0	N/A	35	27	29.6
900,000-949,999	1	2	-50.0	16	5	220.0
950,000-999,999	3	5	-40.0	17	15	13.3
1,000,000-1,099,999	1	3	-66.7	13	10	30.0
1,100,000-1,199,999	1	0	N/A	12	11	9.1
1,200,000-1,299,999	2	1	100.0	18	10	80.0
1,300,000-1,399,999	1	1	0.0	15	3	400.0
1,400,000-1,499,999	1	1	0.0	6	3	100.0
1,500,000-1,599,999	2	1	100.0	6	3	100.0
1,600,000-1,699,999	1	0	N/A	6	1	500.0
1,700,000-1,799,999	0	0	0.0	2	1	100.0
1,800,000-1,899,999	0	1	-100.0	1	2	-50.0
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	8	2	300.0
2,500,000-2,749,999	0	1	-100.0	1	1	0.0
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	363	385	-5.7	2754	2715	1.4

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	3	-100.0	6	24		-75.0	0-99,999	3	0	N/A	6
100,000-149,999	9	17	-47.1	34	66	-48.5	100,000-149,999	2	12	-83.3	26	48	-45.8
150,000-199,999	12	18	-33.3	62	178	-65.2	150,000-199,999	3	12	-75.0	53	136	-61.0
200,000-249,999	12	39	-69.2	147	383	-61.6	200,000-249,999	13	30	-56.7	132	297	-55.6
250,000-299,999	25	64	-60.9	370	609	-39.2	250,000-299,999	29	60	-51.7	341	529	-35.5
300,000-349,999	43	65	-33.8	459	623	-26.3	300,000-349,999	44	62	-29.0	423	511	-17.2
350,000-399,999	59	54	9.3	550	473	16.3	350,000-399,999	66	44	50.0	521	367	42.0
400,000-449,999	47	58	-19.0	405	329	23.1	400,000-449,999	57	36	58.3	379	268	41.4
450,000-499,999	44	51	-13.7	326	280	16.4	450,000-499,999	50	23	117.4	308	225	36.9
500,000-549,999	26	34	-23.5	184	176	4.5	500,000-549,999	25	10	150.0	171	139	23.0
550,000-599,999	26	36	-27.8	212	168	26.2	550,000-599,999	28	25	12.0	190	130	46.2
600,000-649,999	22	28	-21.4	133	91	46.2	600,000-649,999	15	11	36.4	119	67	77.6
650,000-699,999	24	26	-7.7	132	110	20.0	650,000-699,999	15	7	114.3	109	79	38.0
700,000-749,999	10	10	0.0	78	57	36.8	700,000-749,999	5	4	25.0	67	47	42.6
750,000-799,999	24	19	26.3	103	61	68.9	750,000-799,999	21	6	250.0	93	40	132.5
800,000-849,999	12	7	71.4	41	24	70.8	800,000-849,999	5	0	N/A	39	12	225.0
850,000-899,999	19	17	11.8	70	55	27.3	850,000-899,999	9	1	800.0	57	35	62.9
900,000-949,999	6	7	-14.3	26	14	85.7	900,000-949,999	4	1	300.0	22	11	100.0
950,000-999,999	13	15	-13.3	35	40	-12.5	950,000-999,999	5	4	25.0	28	25	12.0
1,000,000-1,099,999	4	7	-42.9	19	21	-9.5	1,000,000-1,099,999	0	0	0.0	16	13	23.1
1,100,000-1,199,999	15	8	87.5	32	24	33.3	1,100,000-1,199,999	3	1	200.0	27	16	68.8
1,200,000-1,299,999	16	13	23.1	40	31	29.0	1,200,000-1,299,999	1	0	N/A	37	12	208.3
1,300,000-1,399,999	9	8	12.5	29	13	123.1	1,300,000-1,399,999	2	1	100.0	21	7	200.0
1,400,000-1,499,999	4	4	0.0	13	9	44.4	1,400,000-1,499,999	1	1	0.0	11	6	83.3
1,500,000-1,599,999	4	6	-33.3	13	13	0.0	1,500,000-1,599,999	3	0	N/A	13	8	62.5
1,600,000-1,699,999	1	2	-50.0	7	3	133.3	1,600,000-1,699,999	0	0	0.0	5	1	400.0
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	2	2	0.0	3	5	-40.0	1,800,000-1,899,999	1	0	N/A	3	2	50.0
1,900,000-1,999,999	2	0	N/A	5	3	66.7	1,900,000-1,999,999	0	0	0.0	5	1	400.0
2,000,000-2,249,999	2	3	-33.3	7	4	75.0	2,000,000-2,249,999	2	0	N/A	5	2	150.0
2,250,000-2,499,999	1	4	-75.0	12	9	33.3	2,250,000-2,499,999	1	1	0.0	10	7	42.9
2,500,000-2,749,999	1	2	-50.0	3	6	-50.0	2,500,000-2,749,999	0	0	0.0	1	2	-50.0
2,750,000-2,999,999	2	0	N/A	3	1	200.0	2,750,000-2,999,999	0	0	0.0	3	0	N/A
3,000,000-3,249,999	0	4	-100.0	3	5	-40.0	3,000,000-3,249,999	0	1	-100.0	0	3	-100.0
3,250,000-3,499,999	1	0	N/A	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	1	0	N/A	2	1	100.0	4,000,000-4,249,999	0	0	0.0	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+	0	0	0.0	1	0	N/A
Totals	502	642	-21.8	3574	3928	-9.0	Totals	414	353	17.3	3246	3065	5.9

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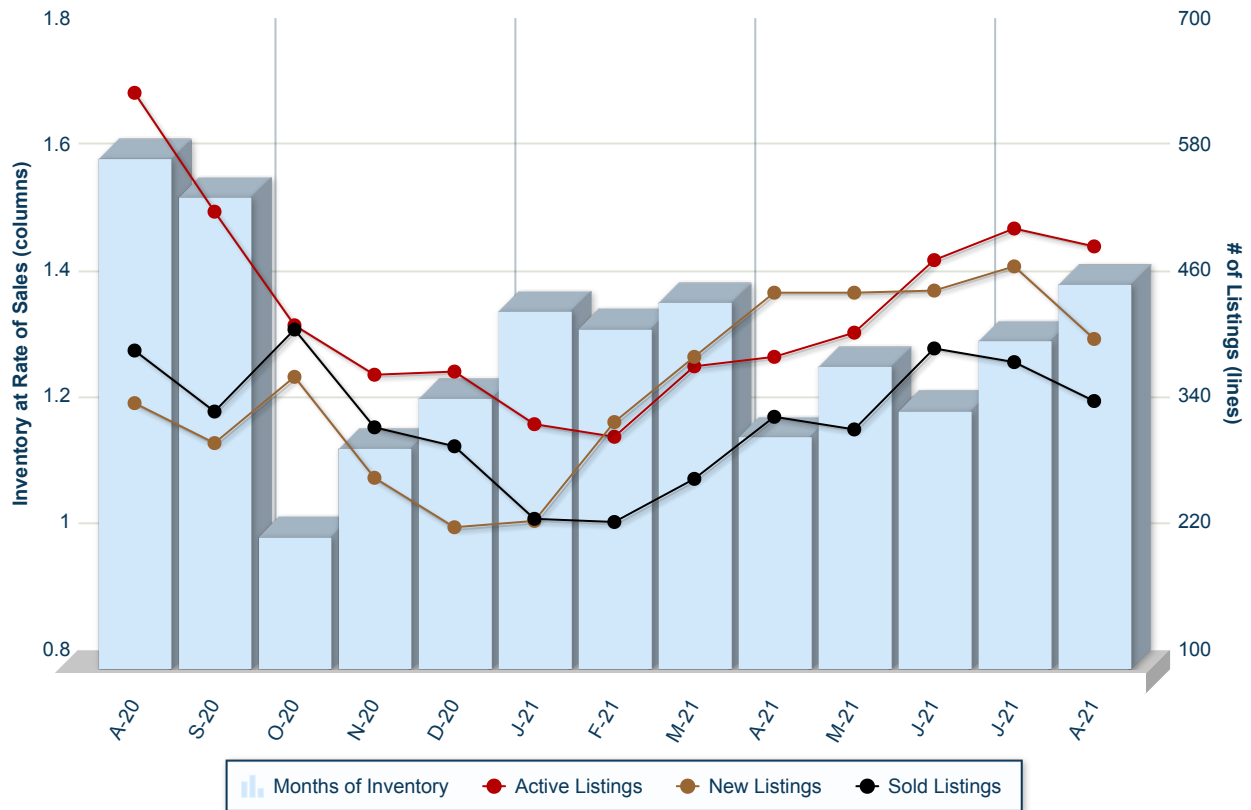
Jackson Co Year Over Year Comparison

Activity between 8/1/2021 and 8/31/2021

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	3	-40	0	1	+	1	0	-	0	1	+	0	2,883,750	+	0	2,883,750	+	0	2,883,750	+	0	96	+
Ashland	193	178	-7	38	56	+47	53	51	-3	63	55	-12	35,748,978	37,199,146	+4	567,444	676,348	+19	525,000	579,000	+10	97	98	+1
Central Point	105	111	+5	40	57	+42	54	57	+5	42	56	+33	15,451,811	25,826,849	+67	367,900	461,193	+25	299,450	402,500	+34	98	99	+1
Eagle Point	81	79	-2	28	31	+10	29	33	+13	37	33	-10	13,387,550	17,784,100	+32	361,825	538,912	+48	340,000	553,000	+62	100	98	-2
Gold Hill	37	22	-40	10	7	-30	10	9	-10	9	9	0	4,443,000	5,314,900	+19	493,666	590,544	+19	488,500	475,000	-	98	98	0
Jacksonville	43	37	-13	10	12	+20	11	13	+18	18	10	-44	12,180,830	6,351,400	-47	676,712	635,140	-6	526,000	647,000	+23	99	98	-1
Medford	344	337	-2	147	189	+28	158	149	-5	177	147	-16	65,190,463	63,270,999	-2	368,307	430,414	+16	335,000	376,500	+12	99	99	0
Phoenix	14	14	0	5	10	+100	5	6	+20	6	5	-16	2,085,890	1,994,000	-4	347,648	398,800	+14	325,000	410,000	+26	100	97	-3
Rogue River	41	29	-29	18	7	-61	12	9	-25	12	7	-41	4,730,000	3,487,500	-26	394,166	498,214	+26	445,000	501,000	+12	97	100	+3
Shady Cove	24	29	+20	10	9	-10	4	3	-25	5	6	+20	1,489,000	3,251,200	+118	297,800	541,866	+81	265,000	465,750	+75	100	99	-1
Talent	50	26	-48	12	10	-16	16	9	-43	7	6	-14	2,543,788	3,041,300	+19	363,398	506,883	+39	357,907	448,500	+25	102	95	-6
White City	45	32	-28	29	17	-41	23	14	-39	19	14	-26	5,738,800	4,417,600	-23	302,042	315,542	+4	275,000	311,000	+13	99	101	+2
Totals	982	897	-9	347	406	+17	376	353	-6	395	349	-12	162,990,111	174,822,744	+7	412,633	500,925	+21	359,900	420,000	+17	99	99	0
Grand Totals	982	897	-9	347	406	+17	376	353	-6	395	349	-12	162,990,111	174,822,744	+7	412,633	500,925	+21	359,900	420,000	+17	99	99	0

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Jackson Co Inventory August 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Aug - 2021	502	414	355	1.41
Jul - 2021	519	483	392	1.32
Jun - 2021	489	460	405	1.21
May - 2021	420	458	328	1.28
Apr - 2021	397	458	340	1.17
Mar - 2021	388	397	281	1.38
Feb - 2021	321	335	240	1.34
Jan - 2021	333	241	243	1.37
Dec - 2020	383	235	312	1.23
Nov - 2020	380	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

Keybox Activity Report



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

Keybox Accesses	Aug 20	Aug 21	Change
	8991	7097	-21.1%

