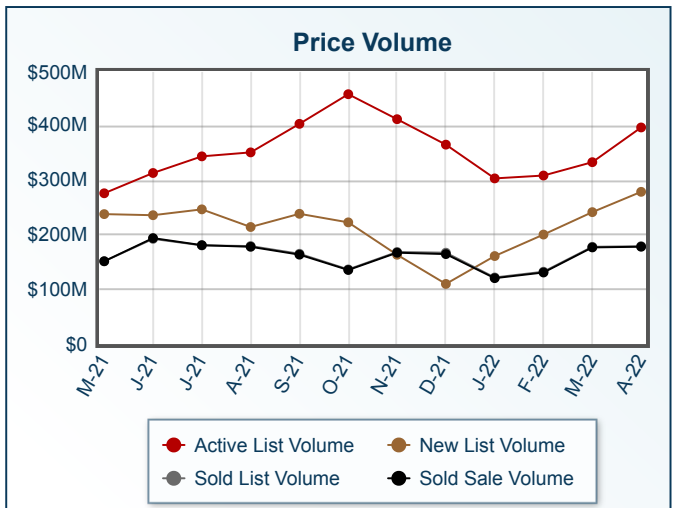
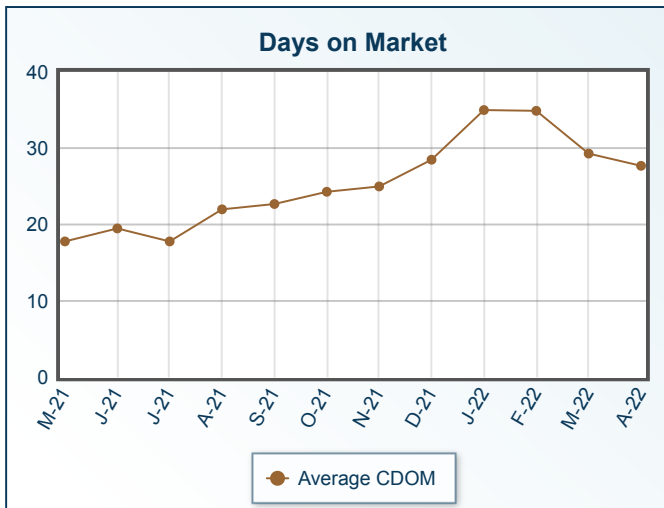
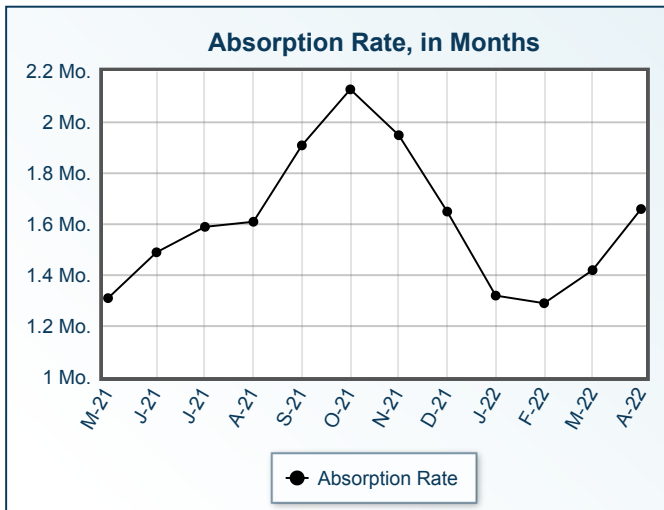
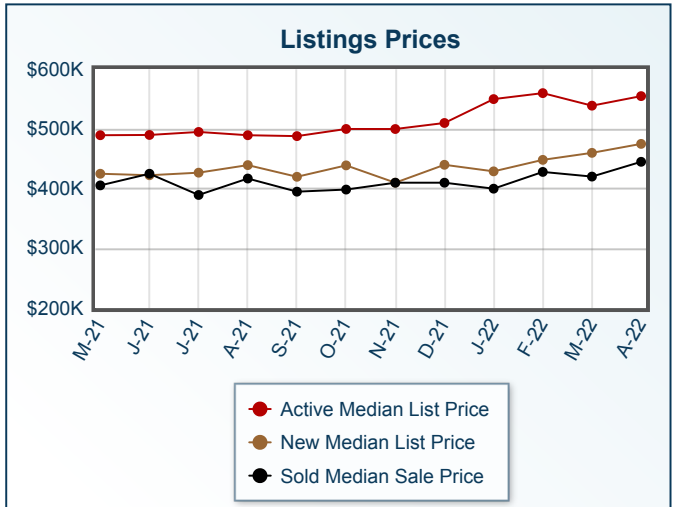
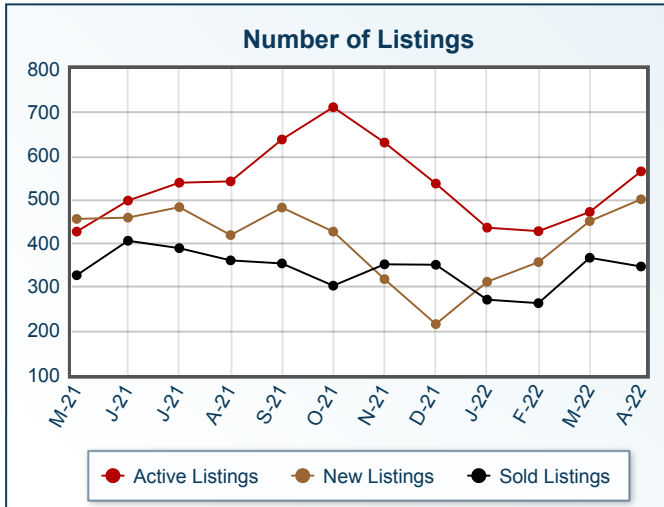


Market Summary

Jackson Co Residential, April 2022



Summary Statistics						
	Apr-22	Apr-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	1.66	1.24	33.87	1.42	1.11	27.93
Average List Price	\$702,987	\$624,772	12.52	\$578,072	\$512,226	12.85
Median List Price	\$555,000	\$465,000	19.35	\$469,900	\$410,000	14.61
Average Sale Price	\$513,791	\$463,026	10.96	\$486,309	\$447,819	8.59
Median Sale Price	\$445,000	\$399,500	11.39	\$425,000	\$382,250	11.18
Average CDOM	27	24	12.50	31	30	3.33
Median CDOM	7	4	75.00	9	5	80.00

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	2	3
100,000-149,999	2	5	-60.0	5	16	-68.7
150,000-199,999	2	6	-66.7	16	30	-46.7
200,000-249,999	4	15	-73.3	31	58	-46.6
250,000-299,999	20	46	-56.5	85	139	-38.8
300,000-349,999	42	50	-16.0	173	190	-8.9
350,000-399,999	50	49	2.0	200	157	27.4
400,000-449,999	57	45	26.7	198	125	58.4
450,000-499,999	30	18	66.7	124	78	59.0
500,000-549,999	30	20	50.0	85	69	23.2
550,000-599,999	30	29	3.4	79	63	25.4
600,000-649,999	14	14	0.0	52	42	23.8
650,000-699,999	15	7	114.3	45	32	40.6
700,000-749,999	14	6	133.3	39	21	85.7
750,000-799,999	7	5	40.0	25	13	92.3
800,000-849,999	7	4	75.0	17	12	41.7
850,000-899,999	5	4	25.0	18	11	63.6
900,000-949,999	3	2	50.0	11	9	22.2
950,000-999,999	1	6	-83.3	5	11	-54.5
1,000,000-1,099,999	3	0	N/A	7	2	250.0
1,100,000-1,199,999	2	3	-33.3	5	5	0.0
1,200,000-1,299,999	5	3	66.7	11	8	37.5
1,300,000-1,399,999	2	1	100.0	9	2	350.0
1,400,000-1,499,999	1	0	N/A	5	2	150.0
1,500,000-1,599,999	0	1	-100.0	0	2	-100.0
1,600,000-1,699,999	0	2	-100.0	1	2	-50.0
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	1	-100.0
2,000,000-2,249,999	0	0	0.0	0	2	-100.0
2,250,000-2,499,999	1	1	0.0	2	2	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	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	1	-100.0
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	348	342	1.8	1252	1108	13.0

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	1	2
100,000-149,999	0	3	-100.0	2	16	-87.5
150,000-199,999	3	7	-57.1	16	21	-23.8
200,000-249,999	8	19	-57.9	33	67	-50.7
250,000-299,999	29	42	-31.0	97	163	-40.5
300,000-349,999	42	49	-14.3	176	187	-5.9
350,000-399,999	66	65	1.5	220	188	17.0
400,000-449,999	53	46	15.2	190	146	30.1
450,000-499,999	42	23	82.6	149	86	73.3
500,000-549,999	31	14	121.4	87	62	40.3
550,000-599,999	38	27	40.7	125	77	62.3
600,000-649,999	19	13	46.2	61	45	35.6
650,000-699,999	11	13	-15.4	44	42	4.8
700,000-749,999	13	11	18.2	44	25	76.0
750,000-799,999	7	12	-41.7	32	26	23.1
800,000-849,999	3	1	200.0	17	8	112.5
850,000-899,999	7	5	40.0	26	19	36.8
900,000-949,999	3	3	0.0	9	8	12.5
950,000-999,999	4	2	100.0	10	8	25.0
1,000,000-1,099,999	3	2	50.0	11	4	175.0
1,100,000-1,199,999	2	3	-33.3	7	5	40.0
1,200,000-1,299,999	7	5	40.0	15	9	66.7
1,300,000-1,399,999	3	3	0.0	9	8	12.5
1,400,000-1,499,999	1	1	0.0	4	1	300.0
1,500,000-1,599,999	0	0	0.0	0	3	-100.0
1,600,000-1,699,999	2	1	100.0	2	3	-33.3
1,700,000-1,799,999	0	1	-100.0	1	2	-50.0
1,800,000-1,899,999	0	0	0.0	1	0	N/A
1,900,000-1,999,999	0	1	-100.0	0	1	-100.0
2,000,000-2,249,999	0	0	0.0	1	2	-50.0
2,250,000-2,499,999	0	1	-100.0	3	2	50.0
2,500,000-2,749,999	0	0	0.0	1	0	N/A
2,750,000-2,999,999	0	0	0.0	0	1	-100.0
3,000,000-3,249,999	0	0	0.0	0	1	-100.0
3,250,000-3,499,999	0	0	0.0	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	397	373	6.4	1395	1238	12.7

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg		2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	1	3		-66.7	0-99,999	0	0	0.0	1
100,000-149,999	4	6	-33.3	6	25	-76.0	100,000-149,999	0	3	-100.0	3	16	-81.2
150,000-199,999	7	10	-30.0	26	34	-23.5	150,000-199,999	3	9	-66.7	19	25	-24.0
200,000-249,999	12	24	-50.0	49	91	-46.2	200,000-249,999	12	18	-33.3	38	76	-50.0
250,000-299,999	23	33	-30.3	125	209	-40.2	250,000-299,999	31	50	-38.0	101	180	-43.9
300,000-349,999	26	41	-36.6	214	246	-13.0	300,000-349,999	34	68	-50.0	175	209	-16.3
350,000-399,999	69	50	38.0	300	248	21.0	350,000-399,999	78	75	4.0	251	219	14.6
400,000-449,999	55	30	83.3	250	184	35.9	400,000-449,999	65	59	10.2	206	158	30.4
450,000-499,999	49	31	58.1	205	136	50.7	450,000-499,999	52	35	48.6	165	118	39.8
500,000-549,999	29	17	70.6	126	84	50.0	500,000-549,999	38	14	171.4	103	70	47.1
550,000-599,999	52	27	92.6	183	106	72.6	550,000-599,999	40	29	37.9	147	83	77.1
600,000-649,999	31	15	106.7	94	65	44.6	600,000-649,999	24	13	84.6	73	51	43.1
650,000-699,999	26	18	44.4	81	67	20.9	650,000-699,999	23	18	27.8	60	44	36.4
700,000-749,999	16	14	14.3	71	42	69.0	700,000-749,999	24	12	100.0	56	31	80.6
750,000-799,999	36	17	111.8	73	45	62.2	750,000-799,999	18	14	28.6	48	35	37.1
800,000-849,999	12	5	140.0	31	17	82.4	800,000-849,999	4	6	-33.3	24	15	60.0
850,000-899,999	15	4	275.0	43	30	43.3	850,000-899,999	8	9	-11.1	30	17	76.5
900,000-949,999	7	4	75.0	17	13	30.8	900,000-949,999	6	2	200.0	15	9	66.7
950,000-999,999	19	8	137.5	31	17	82.4	950,000-999,999	9	2	350.0	19	11	72.7
1,000,000-1,099,999	8	7	14.3	19	9	111.1	1,000,000-1,099,999	3	4	-25.0	11	5	120.0
1,100,000-1,199,999	9	6	50.0	21	16	31.3	1,100,000-1,199,999	7	4	75.0	13	11	18.2
1,200,000-1,299,999	18	4	350.0	37	16	131.3	1,200,000-1,299,999	9	6	50.0	24	14	71.4
1,300,000-1,399,999	13	5	160.0	29	18	61.1	1,300,000-1,399,999	5	3	66.7	16	9	77.8
1,400,000-1,499,999	8	5	60.0	14	6	133.3	1,400,000-1,499,999	3	0	N/A	8	4	100.0
1,500,000-1,599,999	2	2	0.0	4	5	-20.0	1,500,000-1,599,999	1	1	0.0	2	5	-60.0
1,600,000-1,699,999	2	1	100.0	3	4	-25.0	1,600,000-1,699,999	1	1	0.0	2	2	0.0
1,700,000-1,799,999	0	2	-100.0	2	3	-33.3	1,700,000-1,799,999	0	0	0.0	1	0	N/A
1,800,000-1,899,999	1	0	N/A	3	0	N/A	1,800,000-1,899,999	0	0	0.0	2	0	N/A
1,900,000-1,999,999	3	2	50.0	6	2	200.0	1,900,000-1,999,999	2	1	100.0	2	2	0.0
2,000,000-2,249,999	3	1	200.0	5	4	25.0	2,000,000-2,249,999	1	0	N/A	2	2	0.0
2,250,000-2,499,999	1	3	-66.7	4	6	-33.3	2,250,000-2,499,999	0	2	-100.0	1	4	-75.0
2,500,000-2,749,999	2	1	100.0	4	2	100.0	2,500,000-2,749,999	1	0	N/A	2	0	N/A
2,750,000-2,999,999	0	0	0.0	1	1	0.0	2,750,000-2,999,999	0	0	0.0	0	1	-100.0
3,000,000-3,249,999	0	1	-100.0	0	3	-100.0	3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	2	0	N/A	3	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	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	2	1	100.0	2	1	100.0	3,750,000-3,999,999	0	0	0.0	1	0	N/A
4,000,000-4,249,999	1	1	0.0	2	1	100.0	4,000,000-4,249,999	0	0	0.0	1	1	0.0
4,250,000-4,499,999	0	2	-100.0	0	2	-100.0	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	4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	1	0	N/A	1	1	0.0	4,750,000-4,999,999	0	0	0.0	1	0	N/A
5,000,000+	2	1	100.0	3	1	200.0	5,000,000+	0	0	0.0	2	0	N/A
Totals	566	399	41.9	2089	1763	18.5	Totals	502	458	9.6	1625	1431	13.6

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Jackson Co Year Over Year Comparison

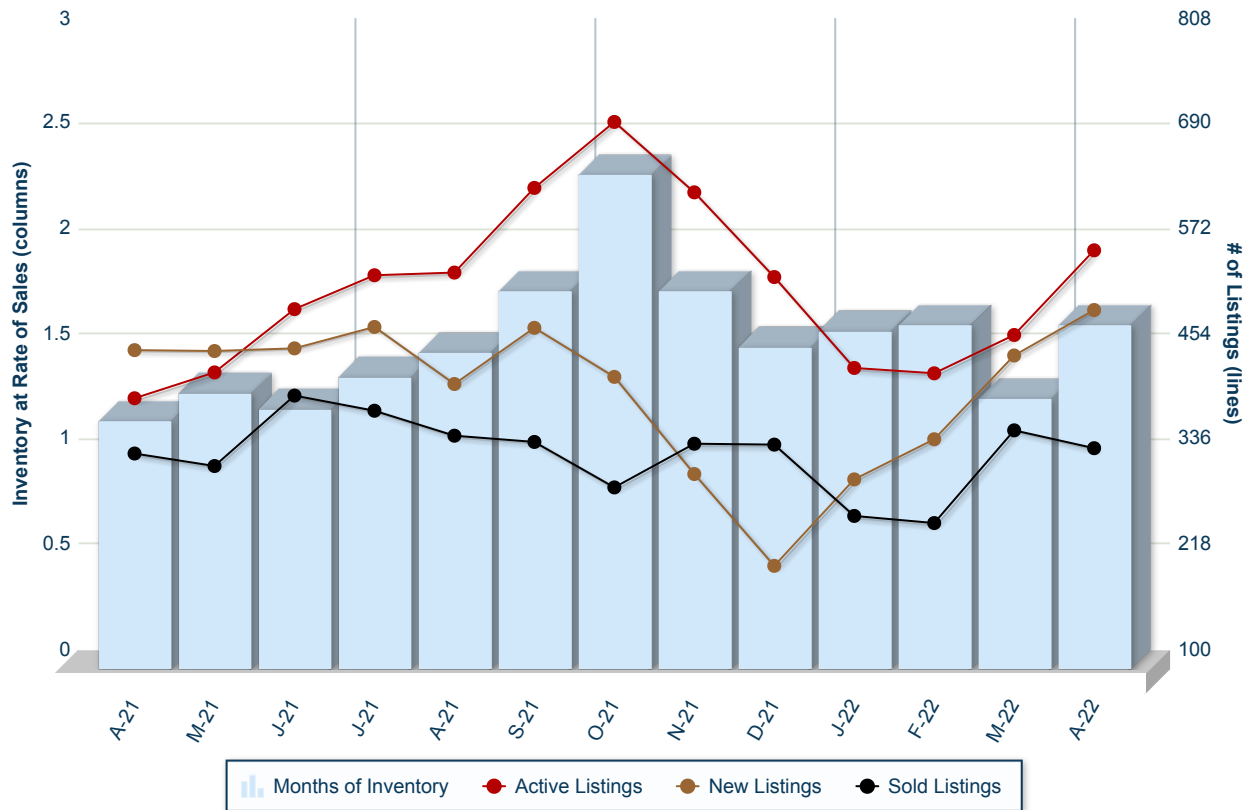
Activity between 4/1/2022 and 4/30/2022

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	2	7	+250	0	2	+	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ashland	161	177	+9	71	80	+12	51	63	+23	45	47	+4	29,992,495	32,646,877	+8	666,499	694,614	+4	577,500	665,000	+15	99	98	-1
Central Point	80	104	+30	48	57	+18	43	50	+16	37	32	-13	14,049,735	18,353,341	+30	379,722	573,541	+51	365,000	439,950	+20	101	97	-3
Eagle Point	83	92	+10	49	31	-36	40	32	-20	30	27	-10	13,478,175	14,107,975	+4	449,272	522,517	+16	464,450	489,000	+5	100	100	0
Gold Hill	19	23	+21	7	9	+28	8	8	0	8	5	-37	3,337,000	3,456,700	+3	417,125	691,340	+65	403,250	610,000	+51	100	97	-3
Jacksonville	47	46	-2	20	17	-15	21	9	-57	15	13	-13	9,636,500	7,421,100	-22	642,433	570,853	-11	565,000	516,000	-	96	98	+2
Medford	295	348	+17	183	224	+22	146	169	+15	139	180	+29	61,459,911	83,114,359	+35	442,157	461,746	+4	393,000	422,500	+7	100	99	-1
Phoenix	9	14	+55	5	4	-20	5	6	+20	9	4	-55	3,158,800	1,895,400	-39	350,977	473,850	+35	349,500	465,700	+33	102	99	-2
Rogue River	38	43	+13	21	22	+4	18	14	-22	17	8	-52	5,731,450	3,857,900	-32	337,144	482,237	+43	305,000	452,500	+48	97	99	+2
Shady Cove	26	28	+7	16	12	-25	11	3	-72	6	3	-50	3,193,100	1,443,900	-54	532,183	481,300	-9	354,550	429,900	+21	98	97	-1
Talent	14	43	+207	7	18	+157	6	14	+133	6	8	+33	3,482,685	4,224,400	+21	580,447	528,050	-9	445,250	470,750	+5	101	99	-1
White City	36	42	+16	24	20	-16	18	25	+38	24	17	-29	7,652,800	5,858,800	-23	318,866	344,635	+8	299,000	325,000	+8	102	101	-0
Totals	810	967	+19	451	496	+10	367	394	+7	336	344	+2	155,172,651	176,380,753	+14	461,823	512,735	+11	397,000	445,000	+12	100	99	-1
Grand Totals	810	967	+19	451	496	+10	367	394	+7	336	344	+2	155,172,651	176,380,753	+14	461,823	512,735	+11	397,000	445,000	+12	100	99	-1

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Jackson Co Inventory for 4/1/2021 - 4/30/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Apr - 2022	570	503	348	1.64
Mar - 2022	475	452	368	1.29
Feb - 2022	432	358	264	1.64
Jan - 2022	438	313	272	1.61
Dec - 2021	540	216	352	1.53
Nov - 2021	635	319	353	1.80
Oct - 2021	714	428	304	2.35
Sep - 2021	640	483	355	1.80
Aug - 2021	545	420	362	1.51
Jul - 2021	542	484	390	1.39
Jun - 2021	504	460	407	1.24
May - 2021	433	457	328	1.32
Apr - 2021	404	458	342	1.18

Keybox Activity Report



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

Keybox Accesses	Apr 21	Apr 22	Change
	6819	8063	18.2%

