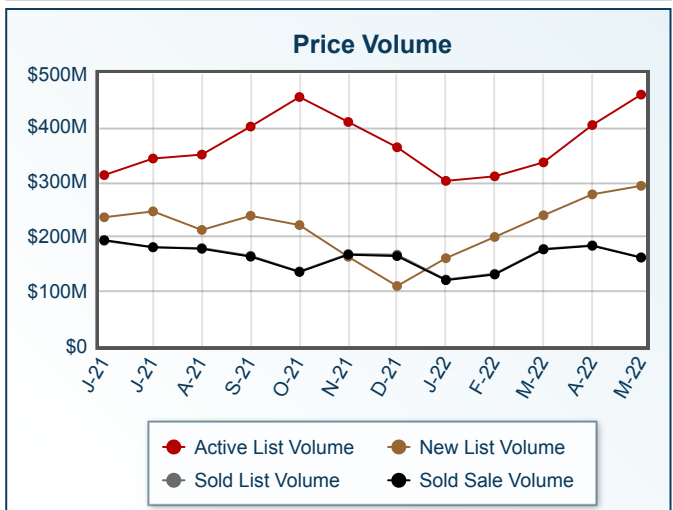
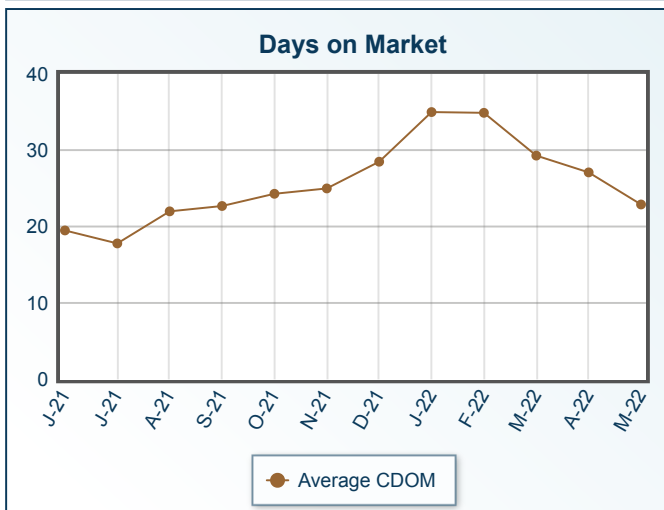
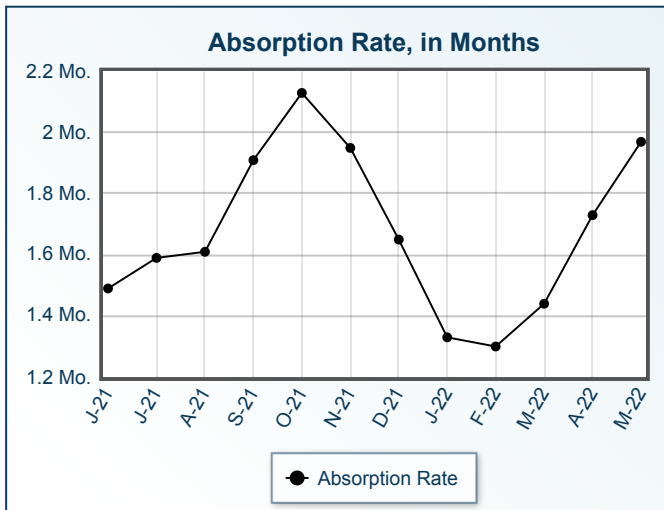
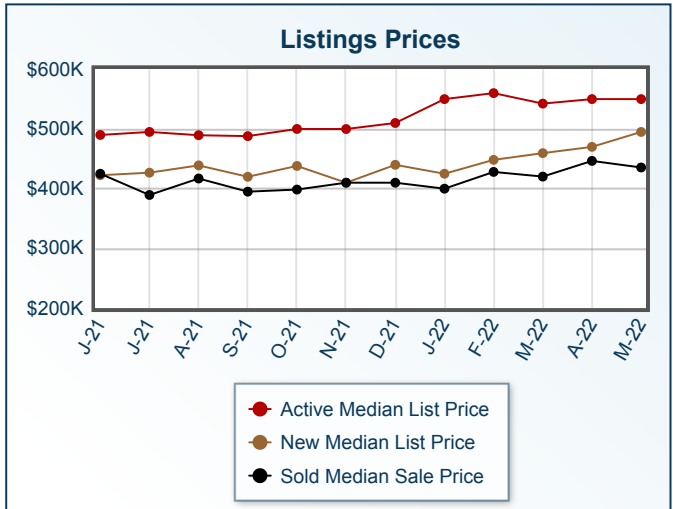
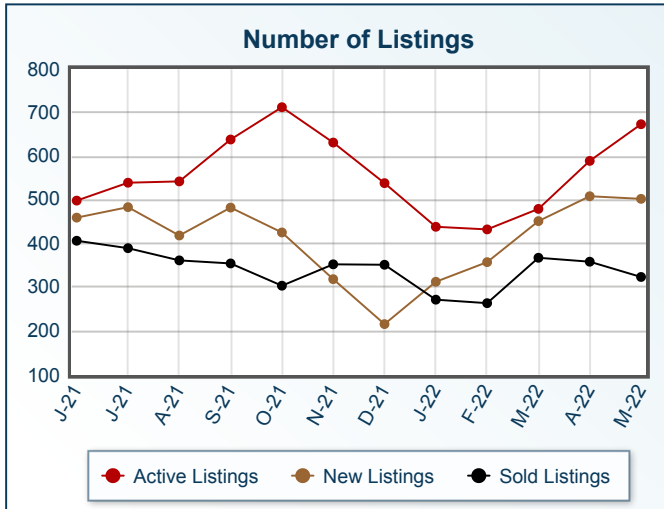


Market Summary

Jackson Co Residential, May 2022



Summary Statistics						
	May-22	May-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	1.97	1.31	50.38	1.55	1.15	34.78
Average List Price	\$685,279	\$646,929	5.93	\$575,534	\$514,262	11.91
Median List Price	\$550,000	\$489,500	12.36	\$475,000	\$414,950	14.47
Average Sale Price	\$501,354	\$463,742	8.11	\$489,414	\$451,456	8.41
Median Sale Price	\$435,500	\$405,500	7.40	\$426,123	\$390,000	9.26
Average CDOM	22	17	29.41	29	27	7.41
Median CDOM	7	5	40.00	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	1	4	-75.0	6	20	-70.0
150,000-199,999	4	2	100.0	20	32	-37.5
200,000-249,999	6	15	-60.0	37	73	-49.3
250,000-299,999	21	36	-41.7	106	175	-39.4
300,000-349,999	39	43	-9.3	214	233	-8.2
350,000-399,999	54	49	10.2	256	206	24.3
400,000-449,999	46	57	-19.3	244	182	34.1
450,000-499,999	30	22	36.4	157	100	57.0
500,000-549,999	30	23	30.4	116	92	26.1
550,000-599,999	23	13	76.9	103	76	35.5
600,000-649,999	15	14	7.1	68	56	21.4
650,000-699,999	6	14	-57.1	51	46	10.9
700,000-749,999	10	5	100.0	49	26	88.5
750,000-799,999	9	7	28.6	34	20	70.0
800,000-849,999	8	5	60.0	26	17	52.9
850,000-899,999	6	4	50.0	24	15	60.0
900,000-949,999	3	3	0.0	14	12	16.7
950,000-999,999	1	0	N/A	6	11	-45.5
1,000,000-1,099,999	2	2	0.0	9	4	125.0
1,100,000-1,199,999	2	4	-50.0	7	9	-22.2
1,200,000-1,299,999	3	2	50.0	14	10	40.0
1,300,000-1,399,999	1	2	-50.0	10	4	150.0
1,400,000-1,499,999	2	1	100.0	7	3	133.3
1,500,000-1,599,999	0	1	-100.0	0	3	-100.0
1,600,000-1,699,999	1	0	N/A	2	2	0.0
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	0	0	0.0	0	1	-100.0
2,000,000-2,249,999	1	0	N/A	1	2	-50.0
2,250,000-2,499,999	0	0	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	324	328	-1.2	1587	1436	10.5

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	1	2
100,000-149,999	1	1	0.0	3	17	-82.4
150,000-199,999	5	4	25.0	20	25	-20.0
200,000-249,999	8	9	-11.1	42	76	-44.7
250,000-299,999	28	58	-51.7	121	221	-45.2
300,000-349,999	29	52	-44.2	201	239	-15.9
350,000-399,999	55	69	-20.3	270	257	5.1
400,000-449,999	47	47	0.0	233	193	20.7
450,000-499,999	33	52	-36.5	179	138	29.7
500,000-549,999	26	18	44.4	110	80	37.5
550,000-599,999	27	20	35.0	149	97	53.6
600,000-649,999	13	15	-13.3	72	60	20.0
650,000-699,999	13	17	-23.5	55	59	-6.8
700,000-749,999	13	11	18.2	56	36	55.6
750,000-799,999	18	7	157.1	46	33	39.4
800,000-849,999	4	2	100.0	20	10	100.0
850,000-899,999	6	4	50.0	31	23	34.8
900,000-949,999	2	2	0.0	10	10	0.0
950,000-999,999	3	3	0.0	12	11	9.1
1,000,000-1,099,999	1	4	-75.0	12	8	50.0
1,100,000-1,199,999	5	3	66.7	12	8	50.0
1,200,000-1,299,999	3	3	0.0	16	12	33.3
1,300,000-1,399,999	2	1	100.0	11	9	22.2
1,400,000-1,499,999	1	2	-50.0	5	3	66.7
1,500,000-1,599,999	0	0	0.0	0	3	-100.0
1,600,000-1,699,999	0	0	0.0	2	3	-33.3
1,700,000-1,799,999	0	0	0.0	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	2	-100.0
2,000,000-2,249,999	0	1	-100.0	1	3	-66.7
2,250,000-2,499,999	0	2	-100.0	2	4	-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	1	-100.0	0	2	-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	343	409	-16.1	1696	1647	3.0

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	5	-20.0	7	25	-72.0	100,000-149,999	1	0	N/A	4	16	-75.0
150,000-199,999	6	11	-45.5	31	42	-26.2	150,000-199,999	4	8	-50.0	24	33	-27.3
200,000-249,999	11	18	-38.9	55	106	-48.1	200,000-249,999	7	15	-53.3	44	91	-51.6
250,000-299,999	32	37	-13.5	162	265	-38.9	250,000-299,999	28	56	-50.0	138	236	-41.5
300,000-349,999	35	41	-14.6	254	302	-15.9	300,000-349,999	42	56	-25.0	215	265	-18.9
350,000-399,999	79	49	61.2	370	322	14.9	350,000-399,999	62	74	-16.2	320	293	9.2
400,000-449,999	68	24	183.3	311	223	39.5	400,000-449,999	61	39	56.4	266	197	35.0
450,000-499,999	61	43	41.9	267	183	45.9	450,000-499,999	61	47	29.8	229	165	38.8
500,000-549,999	40	15	166.7	168	107	57.0	500,000-549,999	44	23	91.3	143	93	53.8
550,000-599,999	72	22	227.3	231	130	77.7	550,000-599,999	40	24	66.7	193	107	80.4
600,000-649,999	25	21	19.0	110	85	29.4	600,000-649,999	20	20	0.0	89	71	25.4
650,000-699,999	42	18	133.3	113	84	34.5	650,000-699,999	33	16	106.3	92	61	50.8
700,000-749,999	28	14	100.0	89	55	61.8	700,000-749,999	14	13	7.7	75	44	70.5
750,000-799,999	34	16	112.5	87	59	47.5	750,000-799,999	21	15	40.0	63	49	28.6
800,000-849,999	9	7	28.6	37	24	54.2	800,000-849,999	9	7	28.6	30	22	36.4
850,000-899,999	21	12	75.0	62	36	72.2	850,000-899,999	15	6	150.0	49	23	113.0
900,000-949,999	8	5	60.0	21	16	31.3	900,000-949,999	3	3	0.0	18	12	50.0
950,000-999,999	18	9	100.0	35	19	84.2	950,000-999,999	6	2	200.0	23	13	76.9
1,000,000-1,099,999	5	6	-16.7	21	13	61.5	1,000,000-1,099,999	2	4	-50.0	13	9	44.4
1,100,000-1,199,999	15	12	25.0	30	23	30.4	1,100,000-1,199,999	4	7	-42.9	22	18	22.2
1,200,000-1,299,999	14	9	55.6	40	22	81.8	1,200,000-1,299,999	5	6	-16.7	26	20	30.0
1,300,000-1,399,999	14	10	40.0	30	24	25.0	1,300,000-1,399,999	3	6	-50.0	18	15	20.0
1,400,000-1,499,999	6	6	0.0	13	8	62.5	1,400,000-1,499,999	3	2	50.0	7	6	16.7
1,500,000-1,599,999	1	3	-66.7	4	6	-33.3	1,500,000-1,599,999	1	1	0.0	2	6	-66.7
1,600,000-1,699,999	2	1	100.0	6	4	50.0	1,600,000-1,699,999	3	0	N/A	5	2	150.0
1,700,000-1,799,999	0	1	-100.0	3	3	0.0	1,700,000-1,799,999	1	0	N/A	2	0	N/A
1,800,000-1,899,999	1	1	0.0	5	1	400.0	1,800,000-1,899,999	3	1	200.0	5	1	400.0
1,900,000-1,999,999	5	1	400.0	8	3	166.7	1,900,000-1,999,999	2	1	100.0	4	3	33.3
2,000,000-2,249,999	4	2	100.0	5	5	0.0	2,000,000-2,249,999	0	1	-100.0	2	3	-33.3
2,250,000-2,499,999	3	4	-25.0	7	9	-22.2	2,250,000-2,499,999	2	3	-33.3	4	7	-42.9
2,500,000-2,749,999	2	2	0.0	3	3	0.0	2,500,000-2,749,999	0	1	-100.0	1	1	0.0
2,750,000-2,999,999	1	0	N/A	2	1	100.0	2,750,000-2,999,999	1	0	N/A	1	1	0.0
3,000,000-3,249,999	0	0	0.0	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	4	0	N/A	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	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	2	0	N/A	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	0	N/A	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	4	1	300.0	5,000,000+	1	0	N/A	3	0	N/A
Totals	674	428	57.5	2601	2220	17.2	Totals	503	457	10.1	2135	1888	13.1

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Jackson Co Year Over Year Comparison

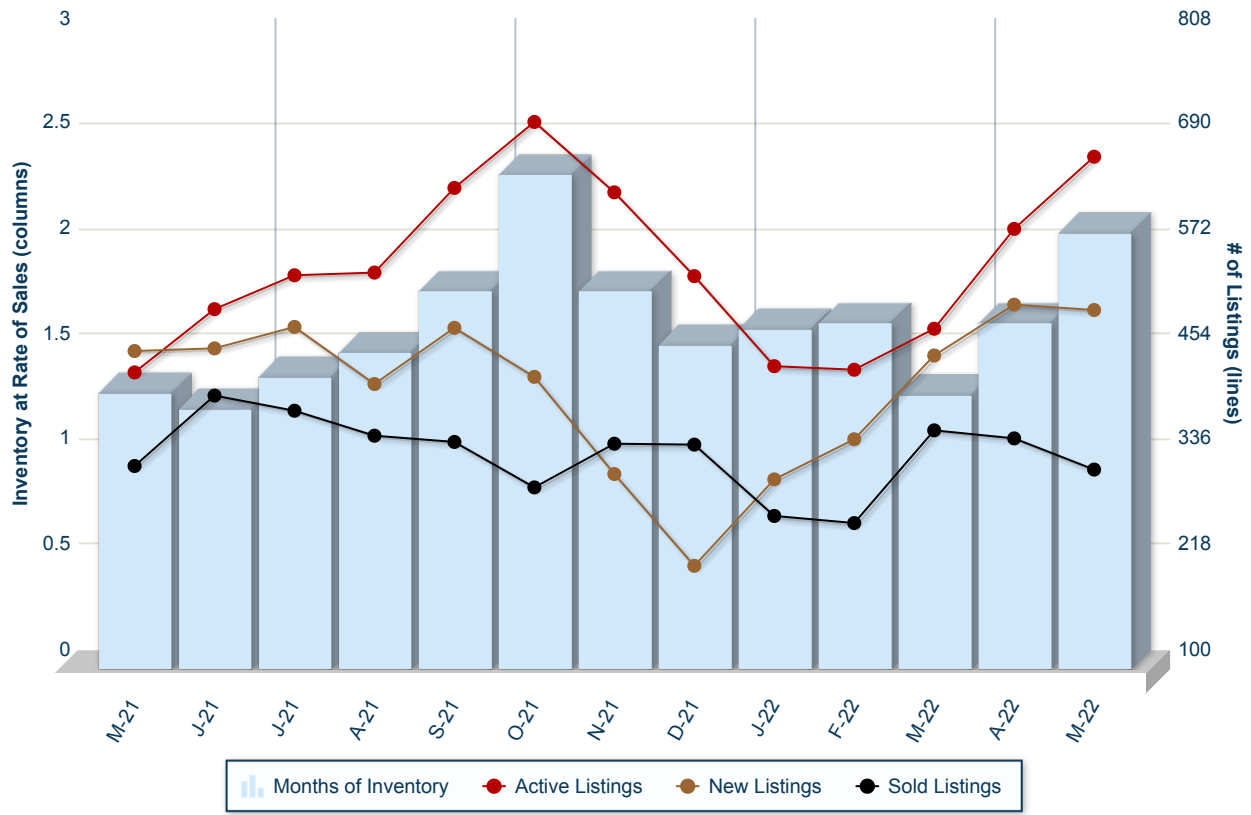
Activity between 5/1/2022 and 5/31/2022

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	11	+450	0	5	+	1	2	+100	0	1	+	0	730,000	+	0	730,000	+	0	730,000	+	0	97	+
Ashland	193	207	+7	89	89	0	63	48	-23	50	56	+12	28,896,805	36,320,215	+25	577,936	648,575	+12	527,500	577,500	+9	100	99	-1
Central Point	83	106	+27	48	53	+10	49	42	-14	44	41	-6	19,545,299	19,403,935	-0	444,211	473,266	+6	417,500	399,000	-	100	99	-1
Eagle Point	74	90	+21	34	33	-2	35	23	-34	32	27	-15	16,285,325	14,406,449	-11	508,916	533,572	+4	427,000	545,000	+27	99	98	-1
Gold Hill	19	28	+47	11	14	+27	9	6	-33	5	5	0	2,531,900	1,989,000	-21	506,380	397,800	-21	465,500	525,000	+12	99	100	+1
Jacksonville	45	54	+20	21	15	-28	18	14	-22	14	6	-57	11,323,900	5,346,400	-52	808,850	891,066	+10	680,000	765,700	+12	98	97	-1
Medford	329	384	+16	193	193	0	169	140	-17	129	131	+1	52,312,817	60,258,817	+15	405,525	459,990	+13	374,253	407,000	+8	100	100	0
Phoenix	5	24	+380	3	16	+433	3	8	+166	4	5	+25	1,713,500	1,939,770	+13	428,375	387,954	-9	388,500	335,000	-	102	98	-3
Rogue River	33	51	+54	15	19	+26	16	11	-31	14	12	-14	6,625,000	5,344,200	-19	473,214	445,350	-5	447,500	452,500	+1	100	99	-1
Shady Cove	21	28	+33	8	7	-12	6	7	+16	3	5	+66	1,639,000	1,884,000	+14	546,333	376,800	-31	425,000	357,000	-	98	97	-1
Talent	15	50	+233	7	21	+200	10	12	+20	8	11	+37	3,758,800	5,282,655	+40	469,850	480,241	+2	440,000	473,000	+7	99	98	-1
White City	32	45	+40	15	27	+80	19	22	+15	21	22	+4	5,498,097	8,125,500	+47	261,814	369,340	+41	263,800	317,500	+20	100	98	-2
Totals	851	1078	+27	444	492	+11	398	335	-16	324	322	-1	150,130,443	161,030,941	+7	463,366	500,096	+8	405,500	435,000	+7	100	100	0
Grand Totals	851	1,078	+27	444	492	+11	398	335	-16	324	322	-1	150,130,443	161,030,941	+7	463,366	500,096	+8	405,500	435,000	+7	100	100	0

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Jackson Co Inventory for 5/1/2021 - 5/31/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
May - 2022	675	503	324	2.08
Apr - 2022	594	509	359	1.65
Mar - 2022	482	452	368	1.31
Feb - 2022	436	358	264	1.65
Jan - 2022	440	313	272	1.62
Dec - 2021	541	216	352	1.54
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

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Keybox Activity Report



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

Keybox Accesses	May 21	May 22	Change
	7663	8296	8.3%

