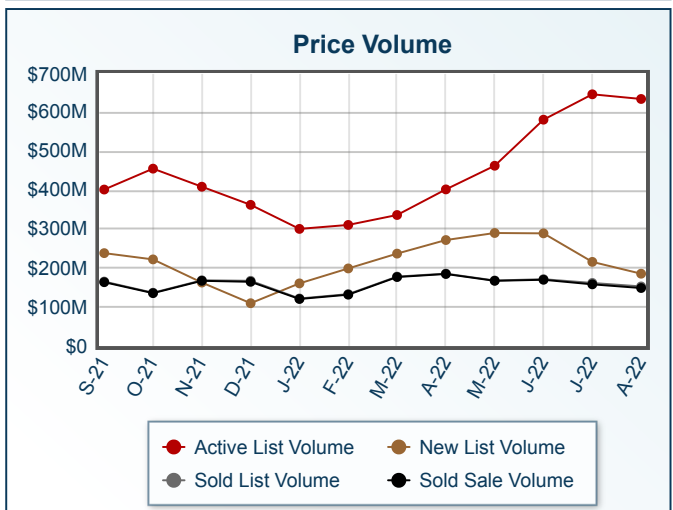
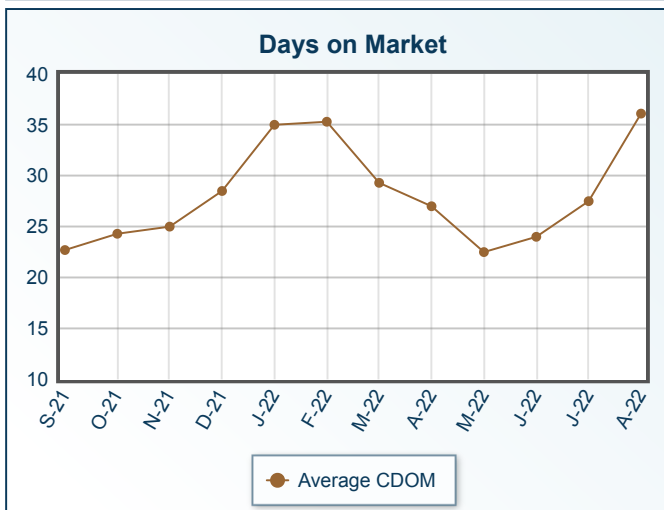
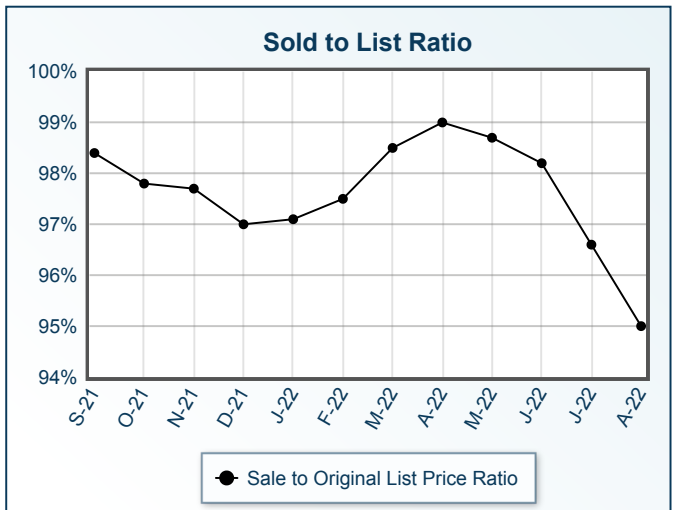
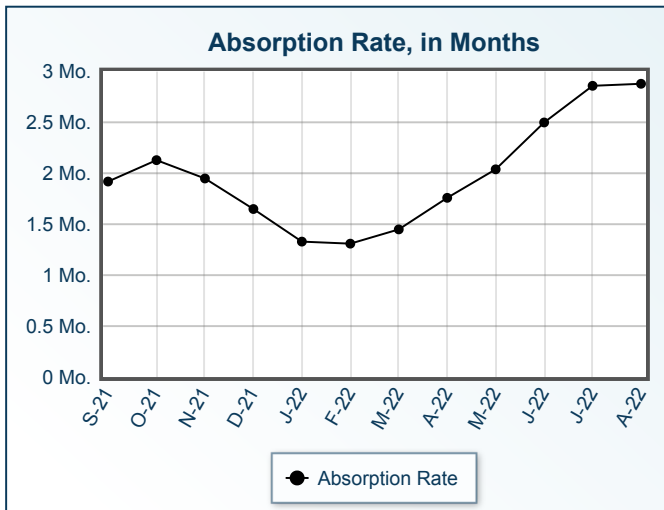
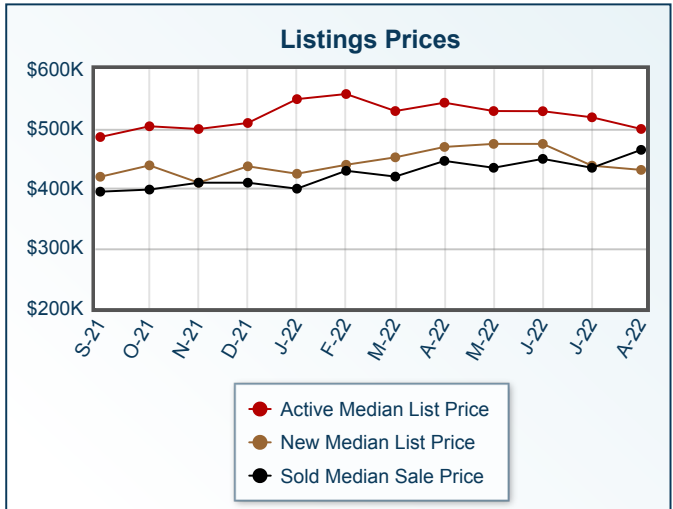
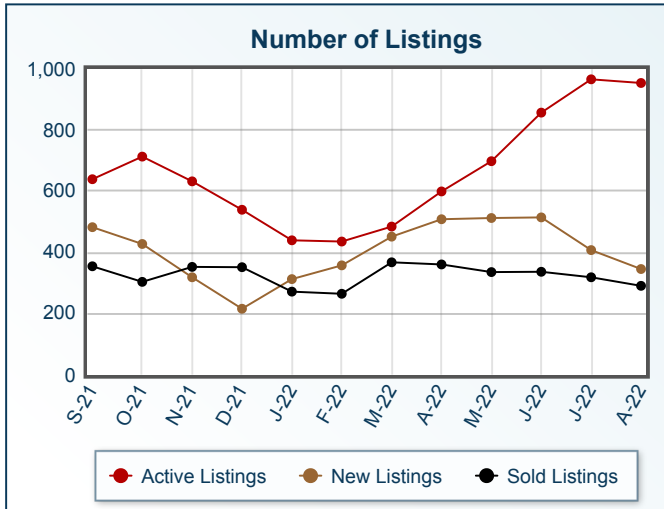


Market Summary

Jackson Co Residential, August 2022



Summary Statistics						
	Aug-22	Aug-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	2.88	1.61	78.88	2.02	1.31	54.20
Average List Price	\$665,404	\$646,008	3.00	\$560,278	\$513,118	9.19
Median List Price	\$500,000	\$489,500	2.15	\$460,500	\$420,000	9.64
Average Sale Price	\$512,952	\$493,587	3.92	\$495,251	\$463,559	6.84
Median Sale Price	\$465,000	\$417,000	11.51	\$435,000	\$400,000	8.75
Average CDOM	36	22	63.64	29	24	20.83
Median CDOM	19	7	171.43	10	6	66.67

	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	0	N/A	8	21	-61.9
150,000-199,999	2	4	-50.0	32	50	-36.0
200,000-249,999	7	22	-68.2	52	126	-58.7
250,000-299,999	26	36	-27.8	185	297	-37.7
300,000-349,999	24	48	-50.0	310	403	-23.1
350,000-399,999	44	55	-20.0	406	387	4.9
400,000-449,999	33	39	-15.4	373	327	14.1
450,000-499,999	30	30	0.0	256	203	26.1
500,000-549,999	27	26	3.8	192	162	18.5
550,000-599,999	24	23	4.3	179	136	31.6
600,000-649,999	19	22	-13.6	128	109	17.4
650,000-699,999	14	9	55.6	86	80	7.5
700,000-749,999	6	6	0.0	80	57	40.4
750,000-799,999	5	9	-44.4	55	53	3.8
800,000-849,999	9	9	0.0	48	34	41.2
850,000-899,999	3	4	-25.0	37	27	37.0
900,000-949,999	1	3	-66.7	20	18	11.1
950,000-999,999	2	1	100.0	13	17	-23.5
1,000,000-1,099,999	1	2	-50.0	11	10	10.0
1,100,000-1,199,999	5	2	150.0	22	18	22.2
1,200,000-1,299,999	2	4	-50.0	21	18	16.7
1,300,000-1,399,999	2	3	-33.3	13	11	18.2
1,400,000-1,499,999	0	0	0.0	7	3	133.3
1,500,000-1,599,999	1	1	0.0	1	6	-83.3
1,600,000-1,699,999	0	0	0.0	2	2	0.0
1,700,000-1,799,999	0	1	-100.0	2	2	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	1	1	0.0	1	4	-75.0
2,000,000-2,249,999	1	0	N/A	2	5	-60.0
2,250,000-2,499,999	0	0	0.0	3	2	50.0
2,500,000-2,749,999	0	1	-100.0	0	2	-100.0
2,750,000-2,999,999	0	1	-100.0	0	1	-100.0
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	1	0	N/A
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	291	362	-19.6	2549	2595	-1.8

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	1	-100.0	1	3
100,000-149,999	3	1	200.0	6	20	-70.0
150,000-199,999	1	5	-80.0	26	45	-42.2
200,000-249,999	8	11	-27.3	63	118	-46.6
250,000-299,999	33	26	26.9	190	321	-40.8
300,000-349,999	48	55	-12.7	303	402	-24.6
350,000-399,999	62	60	3.3	413	446	-7.4
400,000-449,999	55	40	37.5	358	323	10.8
450,000-499,999	26	34	-23.5	266	241	10.4
500,000-549,999	31	22	40.9	180	143	25.9
550,000-599,999	27	22	22.7	221	160	38.1
600,000-649,999	11	8	37.5	110	91	20.9
650,000-699,999	10	12	-16.7	94	90	4.4
700,000-749,999	9	7	28.6	72	56	28.6
750,000-799,999	8	8	0.0	70	64	9.4
800,000-849,999	4	5	-20.0	35	24	45.8
850,000-899,999	7	2	250.0	48	35	37.1
900,000-949,999	1	1	0.0	16	16	0.0
950,000-999,999	1	3	-66.7	16	17	-5.9
1,000,000-1,099,999	0	1	-100.0	14	13	7.7
1,100,000-1,199,999	3	1	200.0	18	12	50.0
1,200,000-1,299,999	2	2	0.0	20	18	11.1
1,300,000-1,399,999	0	1	-100.0	13	15	-13.3
1,400,000-1,499,999	0	1	-100.0	5	6	-16.7
1,500,000-1,599,999	0	2	-100.0	1	6	-83.3
1,600,000-1,699,999	1	0	N/A	4	5	-20.0
1,700,000-1,799,999	0	0	0.0	1	2	-50.0
1,800,000-1,899,999	0	0	0.0	2	1	100.0
1,900,000-1,999,999	1	0	N/A	1	2	-50.0
2,000,000-2,249,999	0	0	0.0	1	3	-66.7
2,250,000-2,499,999	0	1	-100.0	4	8	-50.0
2,500,000-2,749,999	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	0	0.0	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	1	0	N/A
5,000,000+	0	0	0.0	0	0	0.0
Totals	352	332	6.0	2575	2710	-5.0

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	6		-83.3	0-99,999	0	3	-100.0	1
100,000-149,999	3	10	-70.0	14	35	-60.0	100,000-149,999	4	2	100.0	11	26	-57.7
150,000-199,999	6	14	-57.1	39	64	-39.1	150,000-199,999	1	4	-75.0	32	55	-41.8
200,000-249,999	19	17	11.8	91	148	-38.5	200,000-249,999	7	14	-50.0	80	133	-39.8
250,000-299,999	53	26	103.8	258	366	-29.5	250,000-299,999	21	27	-22.2	233	337	-30.9
300,000-349,999	72	61	18.0	386	474	-18.6	300,000-349,999	44	48	-8.3	347	437	-20.6
350,000-399,999	118	58	103.4	582	546	6.6	350,000-399,999	60	67	-10.4	533	517	3.1
400,000-449,999	102	48	112.5	486	405	20.0	400,000-449,999	50	58	-13.8	440	380	15.8
450,000-499,999	100	55	81.8	396	329	20.4	450,000-499,999	35	49	-28.6	358	311	15.1
500,000-549,999	65	20	225.0	268	185	44.9	500,000-549,999	21	32	-34.4	241	171	40.9
550,000-599,999	70	35	100.0	325	217	49.8	550,000-599,999	24	26	-7.7	287	194	47.9
600,000-649,999	44	26	69.2	165	134	23.1	600,000-649,999	17	13	30.8	145	120	20.8
650,000-699,999	51	22	131.8	168	129	30.2	650,000-699,999	11	15	-26.7	146	106	37.7
700,000-749,999	27	10	170.0	106	80	32.5	700,000-749,999	8	7	14.3	92	69	33.3
750,000-799,999	35	28	25.0	120	105	14.3	750,000-799,999	9	19	-52.6	97	95	2.1
800,000-849,999	16	12	33.3	59	41	43.9	800,000-849,999	4	6	-33.3	51	39	30.8
850,000-899,999	35	15	133.3	94	65	44.6	850,000-899,999	6	8	-25.0	81	52	55.8
900,000-949,999	4	3	33.3	21	24	-12.5	900,000-949,999	1	4	-75.0	19	20	-5.0
950,000-999,999	14	12	16.7	42	31	35.5	950,000-999,999	2	2	0.0	32	26	23.1
1,000,000-1,099,999	13	6	116.7	33	21	57.1	1,000,000-1,099,999	3	2	50.0	24	16	50.0
1,100,000-1,199,999	25	16	56.3	53	33	60.6	1,100,000-1,199,999	7	4	75.0	44	28	57.1
1,200,000-1,299,999	18	12	50.0	45	36	25.0	1,200,000-1,299,999	1	1	0.0	32	34	-5.9
1,300,000-1,399,999	13	12	8.3	34	31	9.7	1,300,000-1,399,999	2	0	N/A	21	22	-4.5
1,400,000-1,499,999	5	4	25.0	13	13	0.0	1,400,000-1,499,999	1	2	-50.0	8	11	-27.3
1,500,000-1,599,999	5	5	0.0	8	12	-33.3	1,500,000-1,599,999	0	2	-100.0	6	12	-50.0
1,600,000-1,699,999	2	1	100.0	6	6	0.0	1,600,000-1,699,999	0	0	0.0	5	4	25.0
1,700,000-1,799,999	6	3	100.0	8	5	60.0	1,700,000-1,799,999	0	2	-100.0	6	2	200.0
1,800,000-1,899,999	2	0	N/A	7	1	600.0	1,800,000-1,899,999	1	0	N/A	7	1	600.0
1,900,000-1,999,999	6	2	200.0	10	5	100.0	1,900,000-1,999,999	1	0	N/A	6	5	20.0
2,000,000-2,249,999	6	1	500.0	8	6	33.3	2,000,000-2,249,999	1	1	0.0	5	4	25.0
2,250,000-2,499,999	2	1	100.0	7	11	-36.4	2,250,000-2,499,999	1	0	N/A	5	9	-44.4
2,500,000-2,749,999	5	2	150.0	6	4	50.0	2,500,000-2,749,999	0	1	-100.0	3	2	50.0
2,750,000-2,999,999	4	2	100.0	7	3	133.3	2,750,000-2,999,999	1	0	N/A	6	3	100.0
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	1	1	0.0	2	1	100.0	3,250,000-3,499,999	0	1	-100.0	0	1	-100.0
3,500,000-3,749,999	2	0	N/A	2	0	N/A	3,500,000-3,749,999	1	0	N/A	2	0	N/A
3,750,000-3,999,999	1	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	1	0.0	2	2	0.0	4,000,000-4,249,999	0	0	0.0	1	2	-50.0
4,250,000-4,499,999	0	1	-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	1	0	N/A	2	0	N/A	4,500,000-4,749,999	1	0	N/A	2	0	N/A
4,750,000-4,999,999	0	0	0.0	1	1	0.0	4,750,000-4,999,999	0	0	0.0	1	0	N/A
5,000,000+	3	2	50.0	4	2	100.0	5,000,000+	0	0	0.0	3	1	200.0
Totals	955	544	75.6	3881	3583	8.3	Totals	346	420	-17.6	3414	3252	5.0

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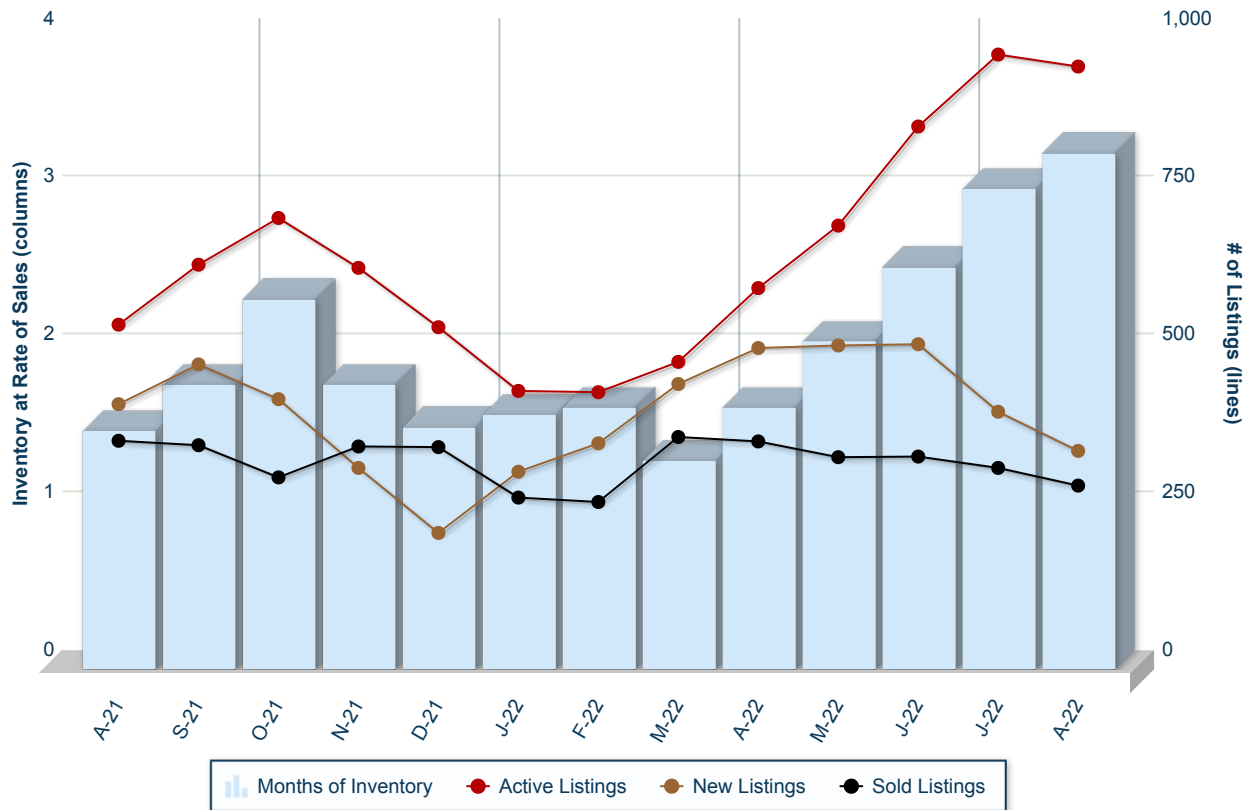
Jackson Co Year Over Year Comparison

Activity between 8/1/2022 and 8/31/2022

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	3	6	+100	1	0	-	0	2	+	1	1	0	2,883,750	1,100,000	-61	2,883,750	1,100,000	-61	2,883,750	1,100,000	-	96	100	+4
Ashland	184	203	+10	57	37	-35	50	45	-10	55	50	-9	37,199,146	33,388,952	-10	676,348	667,779	-1	579,000	602,500	+4	98	96	-2
Central Point	113	139	+23	57	45	-21	50	44	-12	58	30	-48	26,421,599	13,013,392	-50	455,544	433,779	-4	397,375	385,875	-	99	98	-1
Eagle Point	82	111	+35	33	31	-6	29	25	-13	33	21	-36	17,784,100	10,601,050	-40	538,912	504,811	-6	553,000	419,900	-	98	97	-1
Gold Hill	23	35	+52	8	10	+25	8	6	-25	9	6	-33	5,314,900	3,126,500	-41	590,544	521,083	-11	475,000	497,500	+4	98	99	+1
Jacksonville	37	79	+113	12	20	+66	11	16	+45	10	13	+30	6,351,400	7,946,100	+25	635,140	611,238	-3	647,000	549,000	-	98	94	-4
Medford	351	481	+37	189	136	-28	137	147	+7	148	110	-25	62,669,699	52,617,453	-16	423,443	478,340	+12	373,250	443,740	+18	100	98	-2
Phoenix	15	24	+60	10	8	-20	6	12	+100	6	8	+33	2,444,000	2,718,000	+11	407,333	339,750	-16	422,500	296,250	-	98	99	+1
Rogue River	32	58	+81	7	18	+157	8	14	+75	10	17	+70	4,770,500	8,344,102	+74	477,050	490,829	+2	449,000	475,000	+5	99	96	-3
Shady Cove	30	31	+3	9	10	+11	3	2	-33	6	4	-33	3,251,200	1,887,000	-41	541,866	471,750	-12	465,750	430,000	-	99	101	+2
Talent	26	60	+130	10	12	+20	8	16	+100	6	10	+66	3,041,300	4,463,000	+46	506,883	446,300	-11	448,500	422,500	-	95	98	+3
White City	35	47	+34	18	12	-33	13	17	+30	14	17	+21	4,417,600	7,878,399	+78	315,542	463,435	+46	311,000	357,000	+14	101	95	-5
Totals	931	1274	+37	411	339	-18	323	346	+7	356	287	-19	176,549,194	147,083,948	-17	495,925	512,488	+3	419,500	465,000	+11	99	97	-2
Grand Totals	931	1,274	+37	411	339	-18	323	346	+7	356	287	-19	176,549,194	147,083,948	-17	495,925	512,488	+3	419,500	465,000	+11	99	97	-2

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Jackson Co Inventory for 8/1/2021 - 8/31/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Aug - 2022	955	346	291	3.28
Jul - 2022	974	408	319	3.05
Jun - 2022	860	515	337	2.55
May - 2022	703	513	336	2.09
Apr - 2022	604	509	361	1.67
Mar - 2022	487	452	368	1.32
Feb - 2022	439	358	265	1.66
Jan - 2022	441	313	272	1.62
Dec - 2021	542	216	352	1.54
Nov - 2021	636	319	353	1.80
Oct - 2021	715	428	304	2.35
Sep - 2021	641	483	355	1.81
Aug - 2021	546	420	362	1.51

Keybox Activity Report



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

Keybox Accesses	Aug 21	Aug 22	Change
	7097	8416	18.6%

