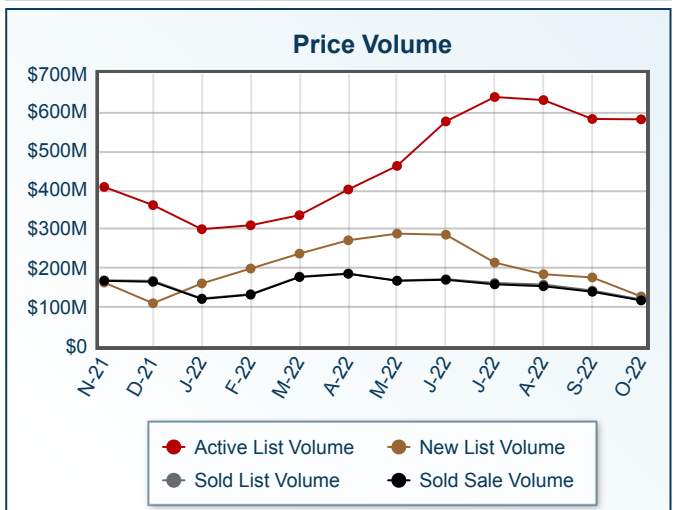
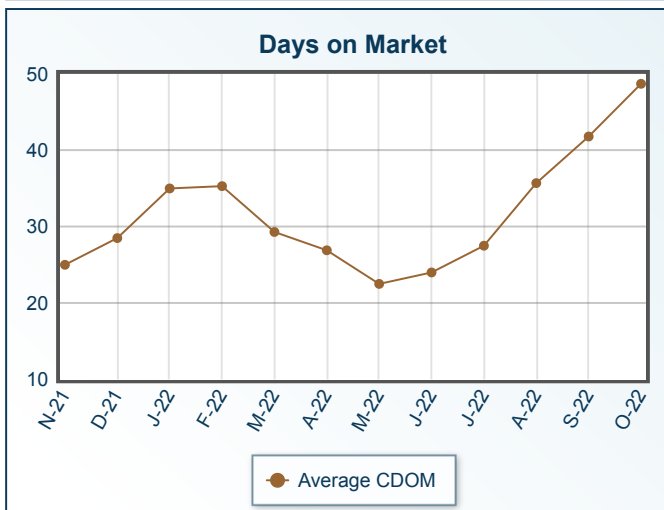
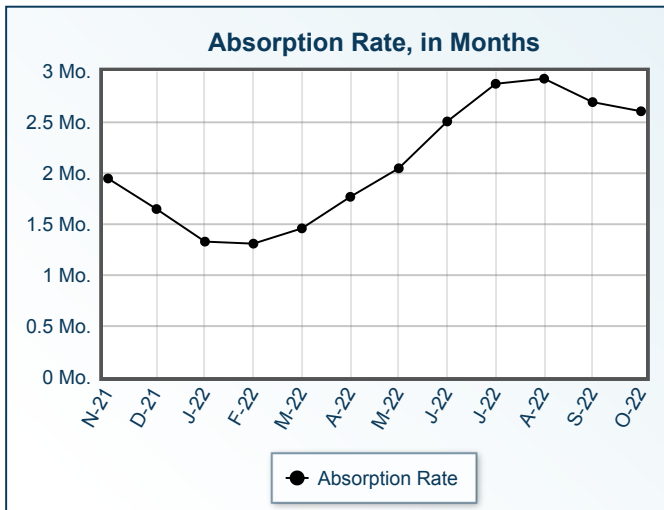
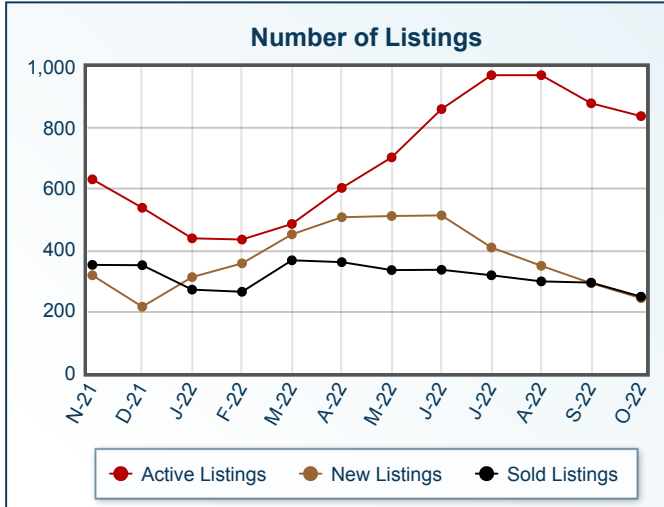


# Market Summary

Jackson Co Residential, October 2022



Summary Statistics						
	Oct-22	Oct-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	2.61	2.13	22.54	2.15	1.45	48.28
Average List Price	\$694,119	\$638,154	8.77	\$557,818	\$511,652	9.02
Median List Price	\$512,450	\$504,500	1.58	\$459,900	\$420,000	9.50
Average Sale Price	\$471,346	\$447,625	5.30	\$491,420	\$461,976	6.37
Median Sale Price	\$426,000	\$398,500	6.90	\$430,000	\$400,000	7.50
Average CDOM	48	24	100.00	31	24	29.17
Median CDOM	28	9	211.11	13	6	116.67

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	1	1	0.0	3	5
100,000-149,999	1	4	-75.0	10	28	-64.3
150,000-199,999	4	6	-33.3	38	62	-38.7
200,000-249,999	9	8	12.5	70	145	-51.7
250,000-299,999	14	33	-57.6	225	361	-37.7
300,000-349,999	37	52	-28.8	394	515	-23.5
350,000-399,999	36	51	-29.4	498	508	-2.0
400,000-449,999	39	41	-4.9	454	414	9.7
450,000-499,999	22	30	-26.7	305	271	12.5
500,000-549,999	20	16	25.0	233	200	16.5
550,000-599,999	20	15	33.3	221	162	36.4
600,000-649,999	10	13	-23.1	143	130	10.0
650,000-699,999	7	7	0.0	107	98	9.2
700,000-749,999	8	7	14.3	97	72	34.7
750,000-799,999	9	5	80.0	66	62	6.5
800,000-849,999	2	0	N/A	53	37	43.2
850,000-899,999	1	5	-80.0	44	34	29.4
900,000-949,999	0	2	-100.0	23	23	0.0
950,000-999,999	2	2	0.0	15	22	-31.8
1,000,000-1,099,999	2	0	N/A	14	14	0.0
1,100,000-1,199,999	3	1	200.0	26	20	30.0
1,200,000-1,299,999	0	0	0.0	23	19	21.1
1,300,000-1,399,999	1	3	-66.7	15	16	-6.2
1,400,000-1,499,999	1	0	N/A	8	5	60.0
1,500,000-1,599,999	0	1	-100.0	2	7	-71.4
1,600,000-1,699,999	0	0	0.0	2	3	-33.3
1,700,000-1,799,999	0	0	0.0	2	3	-33.3
1,800,000-1,899,999	0	0	0.0	2	0	N/A
1,900,000-1,999,999	0	0	0.0	2	4	-50.0
2,000,000-2,249,999	0	0	0.0	2	7	-71.4
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	3	-100.0
2,750,000-2,999,999	0	0	0.0	0	1	-100.0
3,000,000-3,249,999	0	0	0.0	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	249	304	-18.1	3102	3254	-4.7

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	2	5
100,000-149,999	1	1	0.0	9	23	-60.9
150,000-199,999	4	7	-42.9	33	58	-43.1
200,000-249,999	8	15	-46.7	72	137	-47.4
250,000-299,999	15	29	-48.3	218	377	-42.2
300,000-349,999	25	51	-51.0	354	513	-31.0
350,000-399,999	44	58	-24.1	488	555	-12.1
400,000-449,999	14	46	-69.6	403	418	-3.6
450,000-499,999	28	40	-30.0	313	316	-0.9
500,000-549,999	12	21	-42.9	203	186	9.1
550,000-599,999	15	17	-11.8	254	194	30.9
600,000-649,999	9	12	-25.0	127	114	11.4
650,000-699,999	10	10	0.0	115	110	4.5
700,000-749,999	3	9	-66.7	82	67	22.4
750,000-799,999	3	8	-62.5	81	78	3.8
800,000-849,999	1	2	-50.0	41	30	36.7
850,000-899,999	2	6	-66.7	50	49	2.0
900,000-949,999	1	1	0.0	17	18	-5.6
950,000-999,999	1	0	N/A	19	19	0.0
1,000,000-1,099,999	1	0	N/A	16	13	23.1
1,100,000-1,199,999	1	2	-50.0	20	17	17.6
1,200,000-1,299,999	4	4	0.0	26	22	18.2
1,300,000-1,399,999	1	4	-75.0	16	21	-23.8
1,400,000-1,499,999	0	1	-100.0	6	7	-14.3
1,500,000-1,599,999	0	2	-100.0	3	8	-62.5
1,600,000-1,699,999	1	0	N/A	5	5	0.0
1,700,000-1,799,999	0	1	-100.0	1	3	-66.7
1,800,000-1,899,999	1	0	N/A	3	1	200.0
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	0	0	0.0	2	3	-33.3
2,250,000-2,499,999	0	0	0.0	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	2	-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	205	347	-40.9	2987	3382	-11.7

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	2	6		-66.7	0-99,999	0	0	0.0	2
100,000-149,999	6	10	-40.0	19	37	-48.6	100,000-149,999	2	1	100.0	16	28	-42.9
150,000-199,999	8	12	-33.3	50	77	-35.1	150,000-199,999	5	6	-16.7	43	68	-36.8
200,000-249,999	20	19	5.3	105	172	-39.0	200,000-249,999	6	14	-57.1	94	157	-40.1
250,000-299,999	45	39	15.4	293	443	-33.9	250,000-299,999	15	39	-61.5	268	414	-35.3
300,000-349,999	64	64	0.0	457	597	-23.5	300,000-349,999	32	43	-25.6	418	560	-25.4
350,000-399,999	106	86	23.3	668	700	-4.6	350,000-399,999	36	72	-50.0	620	671	-7.6
400,000-449,999	64	66	-3.0	525	505	4.0	400,000-449,999	22	44	-50.0	478	480	-0.4
450,000-499,999	97	58	67.2	477	421	13.3	450,000-499,999	39	49	-20.4	439	403	8.9
500,000-549,999	53	47	12.8	298	254	17.3	500,000-549,999	14	32	-56.2	271	240	12.9
550,000-599,999	64	56	14.3	369	281	31.3	550,000-599,999	17	30	-43.3	329	260	26.5
600,000-649,999	35	29	20.7	178	167	6.6	600,000-649,999	10	16	-37.5	158	153	3.3
650,000-699,999	48	37	29.7	198	167	18.6	650,000-699,999	11	19	-42.1	177	144	22.9
700,000-749,999	22	17	29.4	121	93	30.1	700,000-749,999	6	8	-25.0	106	82	29.3
750,000-799,999	34	37	-8.1	134	131	2.3	750,000-799,999	5	14	-64.3	112	122	-8.2
800,000-849,999	11	14	-21.4	67	49	36.7	800,000-849,999	4	3	33.3	60	47	27.7
850,000-899,999	29	20	45.0	104	83	25.3	850,000-899,999	8	11	-27.3	91	70	30.0
900,000-949,999	6	7	-14.3	29	30	-3.3	900,000-949,999	2	4	-50.0	27	26	3.8
950,000-999,999	21	13	61.5	54	38	42.1	950,000-999,999	2	3	-33.3	44	33	33.3
1,000,000-1,099,999	9	6	50.0	30	22	36.4	1,000,000-1,099,999	1	0	N/A	21	17	23.5
1,100,000-1,199,999	25	18	38.9	59	42	40.5	1,100,000-1,199,999	0	2	-100.0	48	37	29.7
1,200,000-1,299,999	18	11	63.6	53	43	23.3	1,200,000-1,299,999	3	4	-25.0	41	41	0.0
1,300,000-1,399,999	5	12	-58.3	29	38	-23.7	1,300,000-1,399,999	0	4	-100.0	17	29	-41.4
1,400,000-1,499,999	7	9	-22.2	18	18	0.0	1,400,000-1,499,999	1	3	-66.7	13	16	-18.7
1,500,000-1,599,999	2	4	-50.0	9	14	-35.7	1,500,000-1,599,999	0	2	-100.0	7	14	-50.0
1,600,000-1,699,999	4	1	300.0	9	7	28.6	1,600,000-1,699,999	0	1	-100.0	8	5	60.0
1,700,000-1,799,999	4	2	100.0	8	5	60.0	1,700,000-1,799,999	0	0	0.0	6	2	200.0
1,800,000-1,899,999	1	0	N/A	6	1	500.0	1,800,000-1,899,999	0	0	0.0	6	1	500.0
1,900,000-1,999,999	7	6	16.7	12	9	33.3	1,900,000-1,999,999	0	0	0.0	7	9	-22.2
2,000,000-2,249,999	1	3	-66.7	5	8	-37.5	2,000,000-2,249,999	0	2	-100.0	3	6	-50.0
2,250,000-2,499,999	4	2	100.0	8	12	-33.3	2,250,000-2,499,999	0	0	0.0	6	10	-40.0
2,500,000-2,749,999	6	3	100.0	7	5	40.0	2,500,000-2,749,999	0	1	-100.0	4	3	33.3
2,750,000-2,999,999	2	1	100.0	5	3	66.7	2,750,000-2,999,999	1	0	N/A	4	3	33.3
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	1	100.0	4	1	300.0	3,250,000-3,499,999	2	0	N/A	2	1	100.0
3,500,000-3,749,999	2	0	N/A	2	0	N/A	3,500,000-3,749,999	0	0	0.0	2	0	N/A
3,750,000-3,999,999	1	1	0.0	2	2	0.0	3,750,000-3,999,999	0	1	-100.0	1	1	0.0
4,000,000-4,249,999	2	1	100.0	3	2	50.0	4,000,000-4,249,999	0	0	0.0	2	2	0.0
4,250,000-4,499,999	0	0	0.0	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	1	0	N/A	4,500,000-4,749,999	0	0	0.0	1	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+	5	2	150.0	6	2	200.0	5,000,000+	0	0	0.0	5	1	400.0
Totals	840	714	17.6	4425	4491	-1.5	Totals	244	428	-43.0	3958	4163	-4.9

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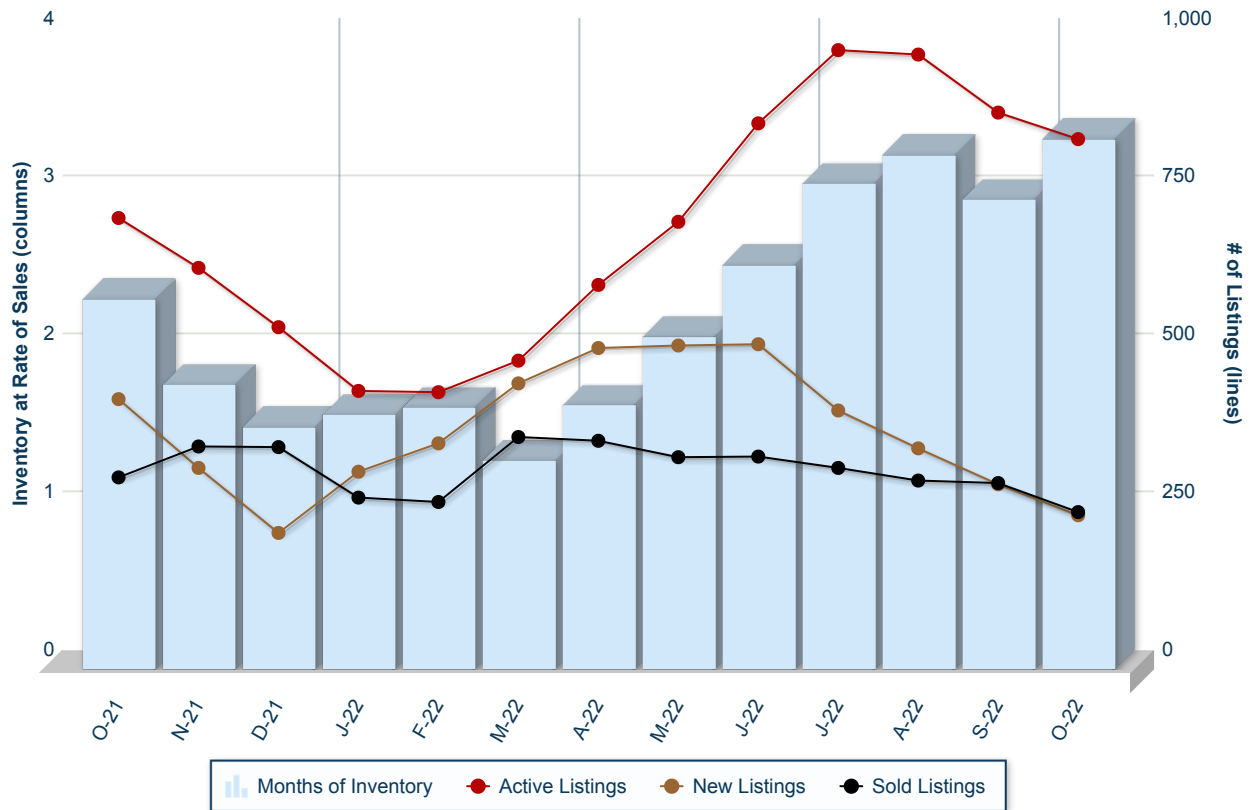
# Jackson Co Year Over Year Comparison

Activity between 10/1/2022 and 10/31/2022

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	6	6	0	1	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ashland	205	179	-12	58	45	-22	56	32	-42	39	30	-23	23,223,633	18,184,200	-21	595,477	606,140	+1	535,000	552,500	+3	97	97	0
Central Point	109	104	-4	46	17	-63	42	21	-50	43	18	-58	18,358,063	6,383,114	-65	426,931	354,617	-16	390,000	336,000	-	100	99	-1
Eagle Point	111	98	-11	40	16	-60	33	16	-51	33	26	-21	14,169,500	11,876,806	-16	429,378	456,800	+6	415,000	447,500	+7	99	98	-1
Gold Hill	30	34	+13	9	4	-55	10	6	-40	9	5	-44	4,776,000	2,592,000	-45	530,666	518,400	-2	525,000	450,000	-	97	98	+1
Jacksonville	46	71	+54	21	12	-42	8	6	-25	10	9	-10	5,566,800	5,620,475	+0	556,680	624,497	+12	637,400	546,475	-	99	96	-3
Medford	409	406	-0	182	105	-42	148	91	-38	118	118	0	50,016,625	52,346,887	+4	423,869	443,617	+4	378,000	415,000	+9	100	98	-2
Phoenix	13	16	+23	5	5	0	5	4	-20	9	11	+22	4,213,990	3,748,500	-11	468,221	340,772	-27	398,000	379,000	-	98	99	+1
Rogue River	42	44	+4	16	8	-50	10	7	-30	4	9	+125	1,640,000	5,204,900	+217	410,000	578,322	+41	425,000	540,000	+27	97	97	0
Shady Cove	32	30	-6	8	6	-25	3	3	0	6	4	-33	2,564,500	1,778,000	-30	427,416	444,500	+3	389,000	367,500	-	96	95	-1
Talent	38	44	+15	19	11	-42	13	9	-30	8	9	+12	4,016,808	5,115,400	+27	502,101	568,377	+13	534,950	529,000	-	96	97	+1
White City	31	37	+19	13	9	-30	12	8	-33	16	6	-62	4,673,650	2,044,900	-56	292,103	340,816	+16	289,950	317,450	+9	99	99	0
<b>Totals</b>	1072	1069	-0	418	239	-43	341	204	-40	295	245	-17	133,219,569	114,895,182	-14	451,592	468,960	+4	399,000	421,500	+6	99	98	-1
<b>Grand Totals</b>	1,072	1,069	-0	418	239	-43	341	204	-40	295	245	-17	133,219,569	114,895,182	-14	451,592	468,960	+4	399,000	421,500	+6	99	98	-1

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# Jackson Co Inventory for 10/1/2021 - 10/31/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Oct - 2022	840	244	249	3.37
Sep - 2022	882	293	295	2.99
Aug - 2022	974	350	299	3.26
Jul - 2022	981	410	319	3.08
Jun - 2022	865	515	337	2.57
May - 2022	709	513	336	2.11
Apr - 2022	609	509	362	1.68
Mar - 2022	489	453	368	1.33
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

# Keybox Activity Report

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

Keybox Accesses	Sep 21	Sep 22	Change
	7771	5957	-23.3%

