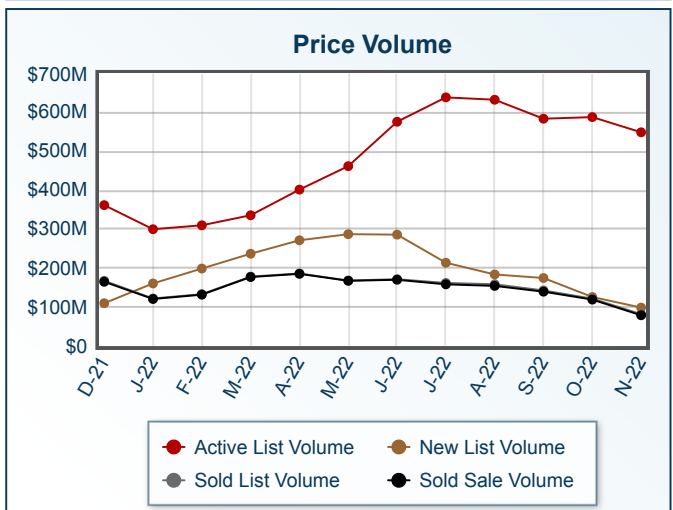
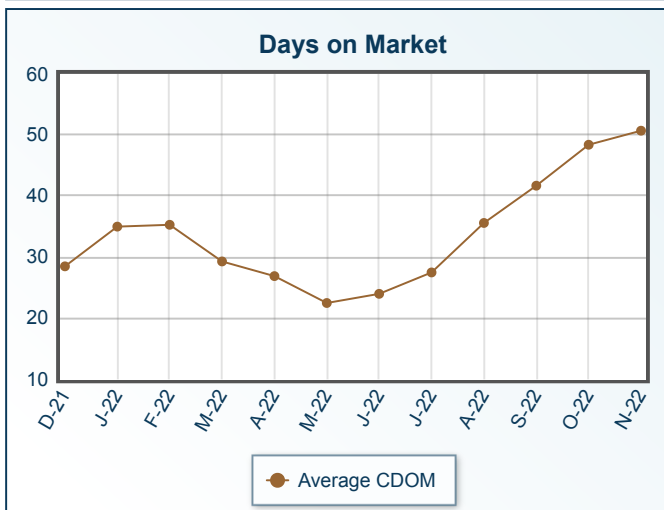
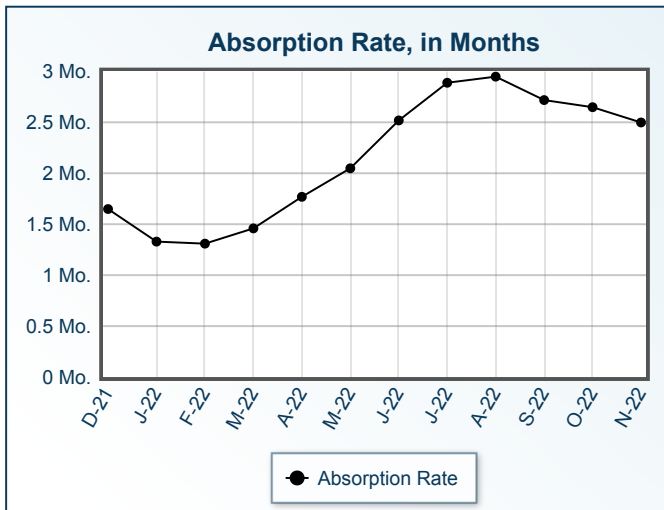
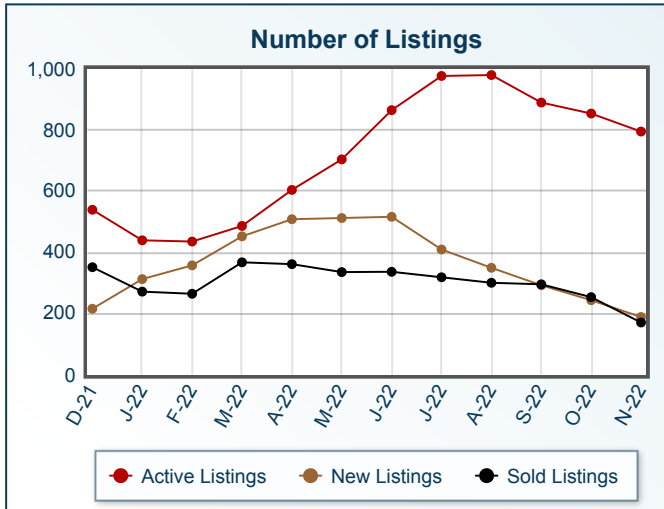


Market Summary

Jackson Co Residential, November 2022



Summary Statistics						
	Nov-22	Nov-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	2.5	1.95	28.21	2.2	1.5	46.67
Average List Price	\$690,699	\$646,433	6.85	\$555,064	\$511,722	8.47
Median List Price	\$499,999	\$499,900	0.02	\$455,000	\$420,000	8.33
Average Sale Price	\$462,915	\$475,398	-2.63	\$489,724	\$463,290	5.71
Median Sale Price	\$415,000	\$410,000	1.22	\$430,000	\$400,000	7.50
Average CDOM	50	25	100.00	32	24	33.33
Median CDOM	29	11	163.64	13	6	116.67

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	3	5
100,000-149,999	3	1	200.0	13	29	-55.2
150,000-199,999	2	2	0.0	41	64	-35.9
200,000-249,999	5	17	-70.6	75	162	-53.7
250,000-299,999	10	29	-65.5	236	390	-39.5
300,000-349,999	18	57	-68.4	414	572	-27.6
350,000-399,999	41	52	-21.2	539	560	-3.7
400,000-449,999	23	49	-53.1	478	463	3.2
450,000-499,999	14	37	-62.2	320	308	3.9
500,000-549,999	15	18	-16.7	248	218	13.8
550,000-599,999	11	29	-62.1	232	191	21.5
600,000-649,999	9	15	-40.0	154	145	6.2
650,000-699,999	6	8	-25.0	113	106	6.6
700,000-749,999	2	7	-71.4	99	79	25.3
750,000-799,999	4	11	-63.6	70	73	-4.1
800,000-849,999	2	5	-60.0	55	42	31.0
850,000-899,999	0	2	-100.0	44	36	22.2
900,000-949,999	1	1	0.0	24	24	0.0
950,000-999,999	1	1	0.0	16	23	-30.4
1,000,000-1,099,999	0	0	0.0	14	14	0.0
1,100,000-1,199,999	0	3	-100.0	26	23	13.0
1,200,000-1,299,999	2	2	0.0	25	21	19.0
1,300,000-1,399,999	1	2	-50.0	16	18	-11.1
1,400,000-1,499,999	1	2	-50.0	9	7	28.6
1,500,000-1,599,999	0	1	-100.0	2	8	-75.0
1,600,000-1,699,999	0	1	-100.0	2	4	-50.0
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	1	-100.0	3	3	0.0
2,500,000-2,749,999	0	0	0.0	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	171	353	-51.6	3281	3607	-9.0

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	2	5
100,000-149,999	2	0	N/A	11	23	-52.2
150,000-199,999	3	6	-50.0	34	64	-46.9
200,000-249,999	12	11	9.1	83	148	-43.9
250,000-299,999	13	28	-53.6	230	405	-43.2
300,000-349,999	22	50	-56.0	374	563	-33.6
350,000-399,999	26	56	-53.6	511	611	-16.4
400,000-449,999	22	40	-45.0	425	458	-7.2
450,000-499,999	19	28	-32.1	329	344	-4.4
500,000-549,999	15	24	-37.5	217	210	3.3
550,000-599,999	11	21	-47.6	264	215	22.8
600,000-649,999	2	18	-88.9	127	132	-3.8
650,000-699,999	4	17	-76.5	117	127	-7.9
700,000-749,999	1	5	-80.0	82	72	13.9
750,000-799,999	4	8	-50.0	84	86	-2.3
800,000-849,999	2	3	-33.3	41	33	24.2
850,000-899,999	3	7	-57.1	53	56	-5.4
900,000-949,999	1	4	-75.0	18	22	-18.2
950,000-999,999	2	1	100.0	20	20	0.0
1,000,000-1,099,999	0	0	0.0	16	13	23.1
1,100,000-1,199,999	1	1	0.0	21	18	16.7
1,200,000-1,299,999	1	2	-50.0	27	24	12.5
1,300,000-1,399,999	1	2	-50.0	16	23	-30.4
1,400,000-1,499,999	0	1	-100.0	6	8	-25.0
1,500,000-1,599,999	0	1	-100.0	3	9	-66.7
1,600,000-1,699,999	0	0	0.0	4	5	-20.0
1,700,000-1,799,999	0	0	0.0	1	3	-66.7
1,800,000-1,899,999	0	0	0.0	2	1	100.0
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	1	0	N/A	3	3	0.0
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	168	334	-49.7	3129	3716	-15.8

Active Listings	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
0-99,999	1	0	N/A	4	6	-33.3
100,000-149,999	4	5	-20.0	18	39	-53.8
150,000-199,999	7	11	-36.4	51	83	-38.6
200,000-249,999	19	16	18.8	114	184	-38.0
250,000-299,999	53	30	76.7	315	471	-33.1
300,000-349,999	66	63	4.8	487	645	-24.5
350,000-399,999	85	74	14.9	696	750	-7.2
400,000-449,999	68	67	1.5	555	557	-0.4
450,000-499,999	96	53	81.1	495	448	10.5
500,000-549,999	49	38	28.9	309	267	15.7
550,000-599,999	49	42	16.7	371	299	24.1
600,000-649,999	43	27	59.3	193	177	9.0
650,000-699,999	46	34	35.3	205	182	12.6
700,000-749,999	17	12	41.7	121	99	22.2
750,000-799,999	33	33	0.0	139	138	0.7
800,000-849,999	20	14	42.9	71	52	36.5
850,000-899,999	23	20	15.0	103	87	18.4
900,000-949,999	4	4	0.0	28	30	-6.7
950,000-999,999	16	9	77.8	56	39	43.6
1,000,000-1,099,999	9	6	50.0	31	22	40.9
1,100,000-1,199,999	21	14	50.0	61	44	38.6
1,200,000-1,299,999	14	13	7.7	54	48	12.5
1,300,000-1,399,999	6	12	-50.0	31	44	-29.5
1,400,000-1,499,999	6	10	-40.0	17	21	-19.0
1,500,000-1,599,999	2	3	-33.3	9	14	-35.7
1,600,000-1,699,999	4	2	100.0	9	7	28.6
1,700,000-1,799,999	4	3	33.3	8	7	14.3
1,800,000-1,899,999	1	0	N/A	6	1	500.0
1,900,000-1,999,999	6	6	0.0	12	9	33.3
2,000,000-2,249,999	1	2	-50.0	7	8	-12.5
2,250,000-2,499,999	4	1	300.0	8	12	-33.3
2,500,000-2,749,999	4	3	33.3	7	5	40.0
2,750,000-2,999,999	3	1	200.0	5	3	66.7
3,000,000-3,249,999	0	0	0.0	0	3	-100.0
3,250,000-3,499,999	2	2	0.0	4	2	100.0
3,500,000-3,749,999	2	0	N/A	2	0	N/A
3,750,000-3,999,999	0	1	-100.0	2	2	0.0
4,000,000-4,249,999	2	1	100.0	3	2	50.0
4,250,000-4,499,999	1	0	N/A	1	2	-50.0
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
5,000,000+	5	1	400.0	6	3	100.0
Totals	796	633	25.8	4616	4813	-4.1

New Listings	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
0-99,999	1	0	N/A	4	6	-33.3
100,000-149,999	0	2	-100.0	15	30	-50.0
150,000-199,999	1	6	-83.3	44	74	-40.5
200,000-249,999	6	12	-50.0	103	169	-39.1
250,000-299,999	17	28	-39.3	290	442	-34.4
300,000-349,999	26	48	-45.8	448	608	-26.3
350,000-399,999	35	50	-30.0	648	721	-10.1
400,000-449,999	26	52	-50.0	508	532	-4.5
450,000-499,999	14	27	-48.1	457	430	6.3
500,000-549,999	12	13	-7.7	282	253	11.5
550,000-599,999	9	16	-43.7	331	276	19.9
600,000-649,999	9	10	-10.0	173	163	6.1
650,000-699,999	9	15	-40.0	183	159	15.1
700,000-749,999	4	6	-33.3	107	88	21.6
750,000-799,999	4	6	-33.3	117	128	-8.6
800,000-849,999	2	3	-33.3	64	50	28.0
850,000-899,999	2	4	-50.0	90	74	21.6
900,000-949,999	1	0	N/A	26	26	0.0
950,000-999,999	2	1	100.0	46	34	35.3
1,000,000-1,099,999	0	0	0.0	22	17	29.4
1,100,000-1,199,999	4	2	100.0	50	39	28.2
1,200,000-1,299,999	0	5	-100.0	42	46	-8.7
1,300,000-1,399,999	2	6	-66.7	19	35	-45.7
1,400,000-1,499,999	0	3	-100.0	12	19	-36.8
1,500,000-1,599,999	0	0	0.0	7	14	-50.0
1,600,000-1,699,999	0	0	0.0	8	5	60.0
1,700,000-1,799,999	0	2	-100.0	6	4	50.0
1,800,000-1,899,999	0	0	0.0	6	1	500.0
1,900,000-1,999,999	0	0	0.0	7	9	-22.2
2,000,000-2,249,999	1	0	N/A	5	6	-16.7
2,250,000-2,499,999	0	0	0.0	6	10	-40.0
2,500,000-2,749,999	1	0	N/A	4	3	33.3
2,750,000-2,999,999	0	0	0.0	4	3	33.3
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	1	-100.0	2	2	0.0
3,500,000-3,749,999	0	0	0.0	2	0	N/A
3,750,000-3,999,999	0	0	0.0	1	1	0.0
4,000,000-4,249,999	0	0	0.0	2	2	0.0
4,250,000-4,499,999	0	0	0.0	1	1	0.0
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	0	N/A
5,000,000+	1	1	0.0	5	2	150.0
Totals	189	319	-40.8	4149	4482	-7.4

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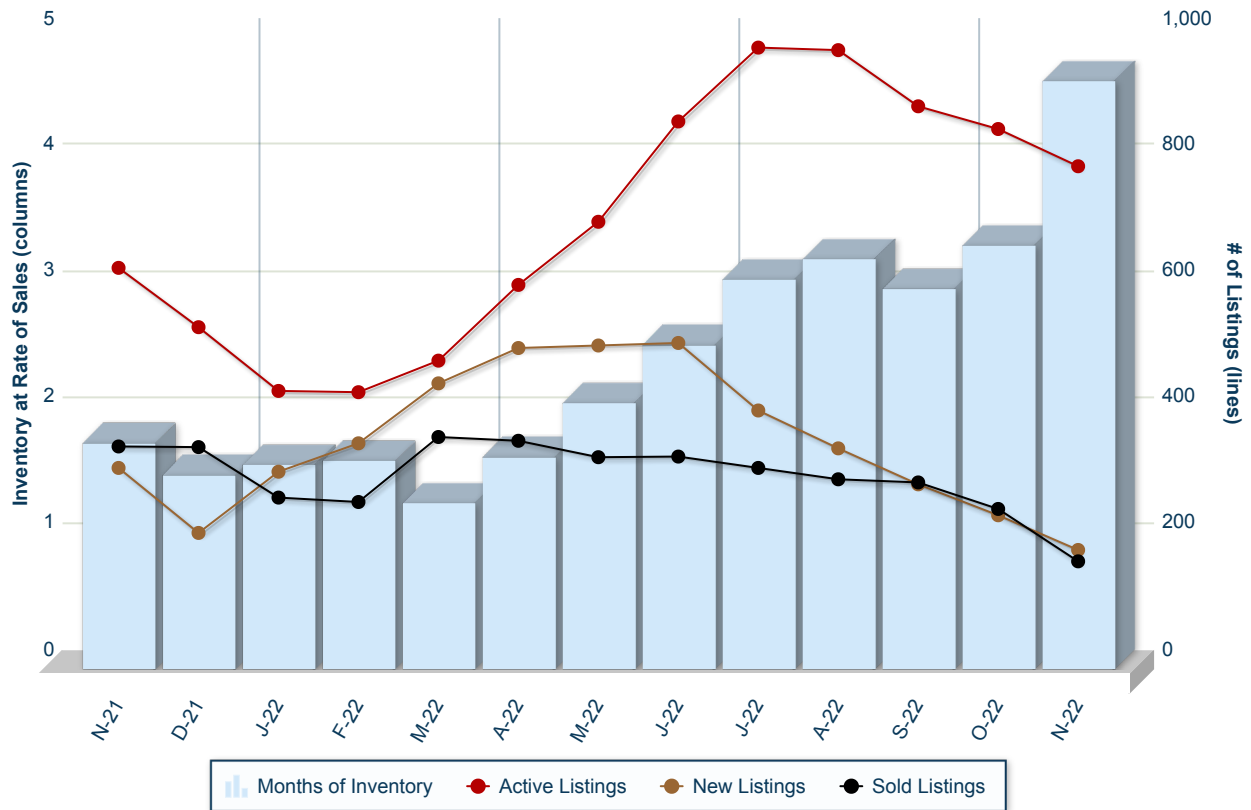
Jackson Co Year Over Year Comparison

Activity between 11/1/2022 and 11/30/2022

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	6	4	-33	2	0	-	1	1	0	0	1	+	0	975,000	+	0	975,000	+	0	975,000	+	0	88	+
Ashland	180	152	-15	42	27	-35	55	19	-65	56	22	-60	37,237,251	10,521,500	-71	664,950	478,250	-28	573,750	469,500	-	98	97	-1
Central Point	92	92	0	42	15	-64	38	18	-52	43	24	-44	19,641,124	11,710,900	-40	456,770	487,954	+6	405,000	440,000	+8	99	93	-6
Eagle Point	93	88	-5	22	14	-36	25	18	-28	33	12	-63	15,266,800	5,353,300	-64	462,630	446,108	-3	440,000	410,000	-	99	97	-2
Gold Hill	28	29	+3	13	1	-92	9	3	-66	6	4	-33	2,852,000	2,120,000	-25	475,333	530,000	+11	374,500	480,000	+28	99	94	-5
Medford	372	353	-5	139	77	-44	145	72	-50	155	82	-47	64,878,129	36,981,522	-42	418,568	450,994	+7	379,000	398,250	+5	99	97	-2
Phoenix	12	14	+16	4	4	0	6	3	-50	3	2	-33	1,457,500	600,000	-58	485,833	300,000	-38	357,500	300,000	-	101	99	-1
Rogue River	39	46	+17	12	10	-16	8	6	-25	7	6	-14	2,806,600	2,961,500	+5	400,942	493,583	+23	404,000	491,250	+21	98	95	-3
Shady Cove	30	29	-3	5	6	+20	8	5	-37	6	3	-50	3,209,000	1,825,000	-43	534,833	608,333	+13	437,000	430,000	-	97	91	-6
Talent	30	37	+23	8	6	-25	12	4	-66	12	0	-	5,105,525	0	-	425,460	0	-	414,500	0	-	98	0	-
White City	29	40	+37	14	15	+7	12	10	-16	18	8	-55	6,300,200	2,711,900	-56	350,011	338,987	-3	323,500	338,500	+4	99	98	-1
Totals	911	884	-3	303	175	-42	319	159	-50	339	164	-52	158,754,129	75,760,622	-52	468,301	461,955	-1	410,000	410,700	+0	99	97	-2
Grand Totals	911	884	-3	303	175	-42	319	159	-50	339	164	-52	158,754,129	75,760,622	-52	468,301	461,955	-1	410,000	410,700	+0	99	97	-2

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Jackson Co Inventory for 11/1/2021 - 11/30/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Nov - 2022	797	189	171	4.66
Oct - 2022	856	244	254	3.37
Sep - 2022	892	293	296	3.01
Aug - 2022	981	350	301	3.26
Jul - 2022	985	410	319	3.09
Jun - 2022	868	517	337	2.58
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

Keybox Activity Report

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

Keybox Accesses	Sep 21	Sep 22	Change
	6566	5032	-23.4%

