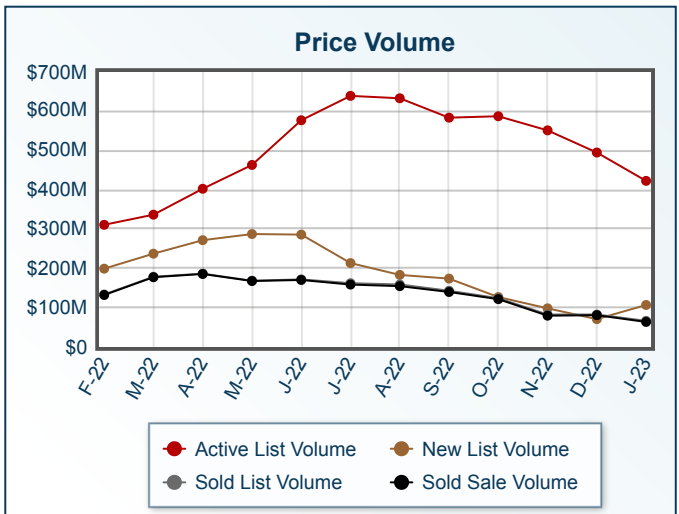
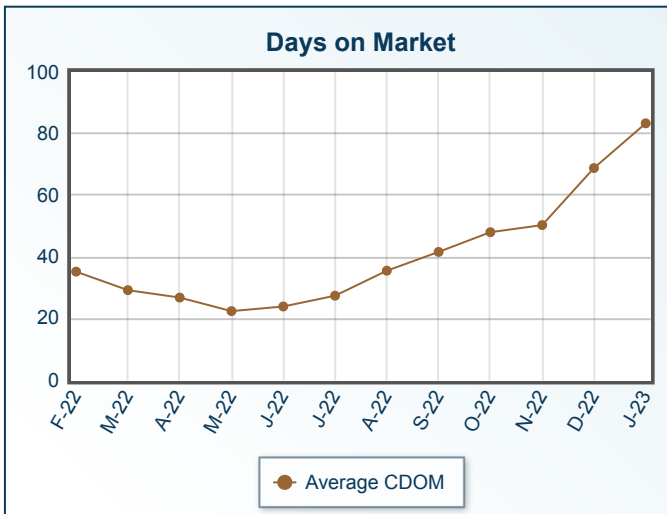
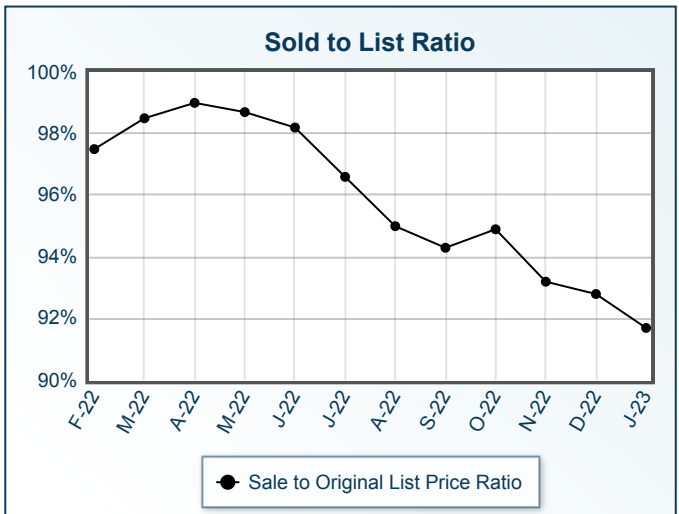
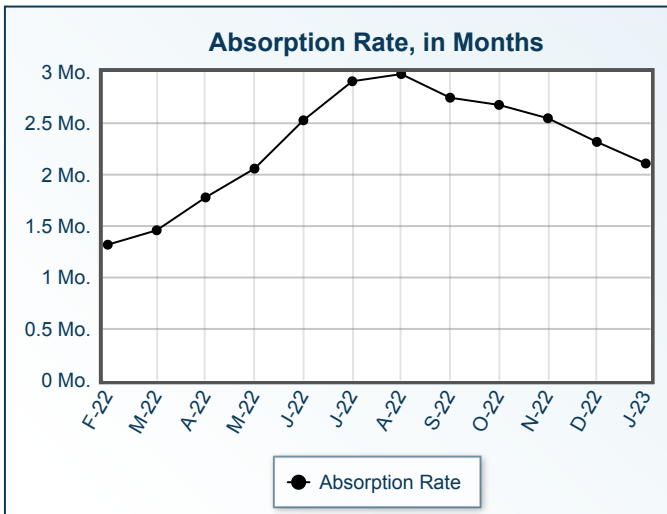
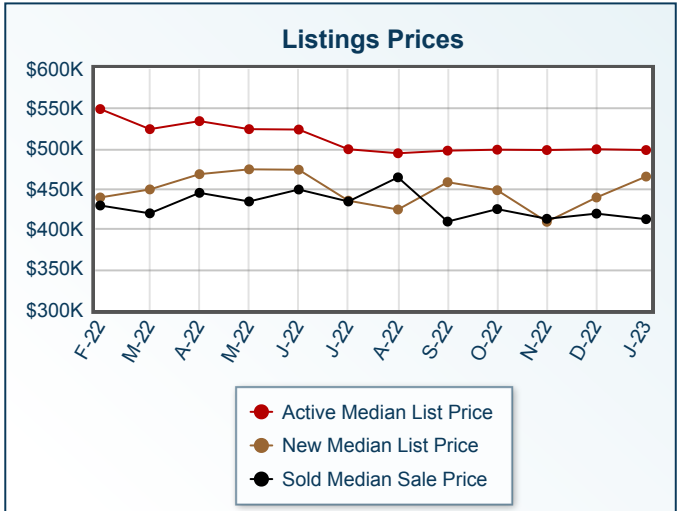
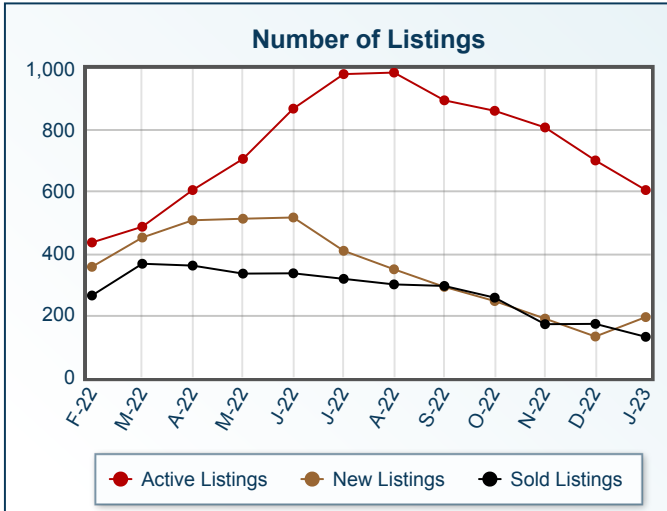


Market Summary

Jackson Co Residential, January 2023



Summary Statistics						
	Jan-23	Jan-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	2.11	1.34	57.46	2.11	1.34	57.46
Average List Price	\$696,852	\$682,572	2.09	\$666,339	\$615,953	8.18
Median List Price	\$499,000	\$549,900	-9.26	\$484,500	\$486,000	-0.31
Average Sale Price	\$484,827	\$445,032	8.94	\$484,827	\$445,032	8.94
Median Sale Price	\$413,000	\$400,000	3.25	\$413,000	\$400,000	3.25
Average CDOM	83	35	137.14	83	34	144.12
Median CDOM	58	15	286.67	62	15	313.33

Sold Listings	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
	0-99,999	0	1	-100.0	0	1
100,000-149,999	0	2	-100.0	0	2	-100.0
150,000-199,999	1	6	-83.3	1	6	-83.3
200,000-249,999	7	7	0.0	7	7	0.0
250,000-299,999	10	24	-58.3	10	24	-58.3
300,000-349,999	21	44	-52.3	21	44	-52.3
350,000-399,999	23	49	-53.1	23	49	-53.1
400,000-449,999	13	47	-72.3	13	47	-72.3
450,000-499,999	9	26	-65.4	9	26	-65.4
500,000-549,999	8	15	-46.7	8	15	-46.7
550,000-599,999	9	11	-18.2	9	11	-18.2
600,000-649,999	7	11	-36.4	7	11	-36.4
650,000-699,999	9	7	28.6	9	7	28.6
700,000-749,999	2	4	-50.0	2	4	-50.0
750,000-799,999	4	4	0.0	4	4	0.0
800,000-849,999	2	1	100.0	2	1	100.0
850,000-899,999	1	4	-75.0	1	4	-75.0
900,000-949,999	1	3	-66.7	1	3	-66.7
950,000-999,999	1	0	N/A	1	0	N/A
1,000,000-1,099,999	1	1	0.0	1	1	0.0
1,100,000-1,199,999	1	0	N/A	1	0	N/A
1,200,000-1,299,999	0	1	-100.0	0	1	-100.0
1,300,000-1,399,999	0	3	-100.0	0	3	-100.0
1,400,000-1,499,999	0	1	-100.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
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	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	1	0	N/A	1	0	N/A
3,000,000-3,249,999	0	0	0.0	0	0	0.0
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
3,750,000-3,999,999	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	131	272	-51.8	131	272	-51.8

Pending Listings	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
	0-99,999	1	0	N/A	1	0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	4	4	0.0	4	4	0.0
200,000-249,999	9	8	12.5	9	8	12.5
250,000-299,999	15	24	-37.5	15	24	-37.5
300,000-349,999	35	38	-7.9	35	38	-7.9
350,000-399,999	34	50	-32.0	34	50	-32.0
400,000-449,999	23	38	-39.5	23	38	-39.5
450,000-499,999	26	32	-18.7	26	32	-18.7
500,000-549,999	10	16	-37.5	10	16	-37.5
550,000-599,999	9	27	-66.7	9	27	-66.7
600,000-649,999	8	19	-57.9	8	19	-57.9
650,000-699,999	8	8	0.0	8	8	0.0
700,000-749,999	5	8	-37.5	5	8	-37.5
750,000-799,999	4	8	-50.0	4	8	-50.0
800,000-849,999	3	5	-40.0	3	5	-40.0
850,000-899,999	4	5	-20.0	4	5	-20.0
900,000-949,999	1	1	0.0	1	1	0.0
950,000-999,999	5	2	150.0	5	2	150.0
1,000,000-1,099,999	0	2	-100.0	0	2	-100.0
1,100,000-1,199,999	2	3	-33.3	2	3	-33.3
1,200,000-1,299,999	0	2	-100.0	0	2	-100.0
1,300,000-1,399,999	0	3	-100.0	0	3	-100.0
1,400,000-1,499,999	0	1	-100.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	1	0	N/A	1	0	N/A
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	1	-100.0	0	1	-100.0
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	0	0	0.0
3,250,000-3,499,999	0	1	-100.0	0	1	-100.0
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	207	306	-32.4	207	306	-32.4

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg		2023	2022	% Chg	2023	2022	% Chg
	0-99,999	2	0	N/A	3	1		200.0	0-99,999	1	1	0.0	1
100,000-149,999	0	3	-100.0	0	4	-100.0	100,000-149,999	0	1	-100.0	0	1	-100.0
150,000-199,999	6	9	-33.3	10	14	-28.6	150,000-199,999	5	7	-28.6	5	7	-28.6
200,000-249,999	21	13	61.5	26	24	8.3	200,000-249,999	6	13	-53.8	6	13	-53.8
250,000-299,999	38	24	58.3	58	48	20.8	250,000-299,999	15	23	-34.8	15	23	-34.8
300,000-349,999	51	42	21.4	75	80	-6.2	300,000-349,999	17	41	-58.5	17	41	-58.5
350,000-399,999	79	42	88.1	109	95	14.7	350,000-399,999	26	47	-44.7	26	47	-44.7
400,000-449,999	55	34	61.8	81	86	-5.8	400,000-449,999	18	39	-53.8	18	39	-53.8
450,000-499,999	57	30	90.0	85	63	34.9	450,000-499,999	24	25	-4.0	24	25	-4.0
500,000-549,999	32	26	23.1	43	46	-6.5	500,000-549,999	13	19	-31.6	13	19	-31.6
550,000-599,999	45	43	4.7	55	70	-21.4	550,000-599,999	15	30	-50.0	15	30	-50.0
600,000-649,999	28	23	21.7	46	39	17.9	600,000-649,999	17	19	-10.5	17	19	-10.5
650,000-699,999	37	23	60.9	43	35	22.9	650,000-699,999	10	13	-23.1	10	13	-23.1
700,000-749,999	19	13	46.2	26	23	13.0	700,000-749,999	5	9	-44.4	5	9	-44.4
750,000-799,999	22	21	4.8	28	28	0.0	750,000-799,999	2	6	-66.7	2	6	-66.7
800,000-849,999	10	5	100.0	11	8	37.5	800,000-849,999	1	1	0.0	1	1	0.0
850,000-899,999	19	10	90.0	23	16	43.8	850,000-899,999	5	3	66.7	5	3	66.7
900,000-949,999	2	2	0.0	4	4	0.0	900,000-949,999	1	2	-50.0	1	2	-50.0
950,000-999,999	12	10	20.0	17	13	30.8	950,000-999,999	4	3	33.3	4	3	33.3
1,000,000-1,099,999	7	7	0.0	9	10	-10.0	1,000,000-1,099,999	2	1	100.0	2	1	100.0
1,100,000-1,199,999	9	10	-10.0	12	13	-7.7	1,100,000-1,199,999	3	2	50.0	3	2	50.0
1,200,000-1,299,999	13	11	18.2	14	15	-6.7	1,200,000-1,299,999	2	3	-33.3	2	3	-33.3
1,300,000-1,399,999	1	11	-90.9	1	12	-91.7	1,300,000-1,399,999	0	1	-100.0	0	1	-100.0
1,400,000-1,499,999	6	6	0.0	7	7	0.0	1,400,000-1,499,999	0	2	-100.0	0	2	-100.0
1,500,000-1,599,999	4	3	33.3	5	3	66.7	1,500,000-1,599,999	1	0	N/A	1	0	N/A
1,600,000-1,699,999	2	1	100.0	3	1	200.0	1,600,000-1,699,999	1	0	N/A	1	0	N/A
1,700,000-1,799,999	3	2	50.0	3	2	50.0	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	2	0	N/A	2	0	N/A	1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	2	5	-60.0	3	5	-40.0	1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	2	2	0.0	2	2	0.0	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	4	2	100.0	4	2	100.0	2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	4	3	33.3	4	3	33.3	2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	2	1	100.0	3	1	200.0	2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0	3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	2	1	100.0	2	2	0.0	3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	2	0	N/A	2	0	N/A	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	1	-100.0	0	1	-100.0	3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	2	1	100.0	2	1	100.0	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	1	0	N/A	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	4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	1	-100.0	4,750,000-4,999,999	0	1	-100.0	0	1	-100.0
5,000,000+	4	1	300.0	6	2	200.0	5,000,000+	1	1	0.0	1	1	0.0
Totals	607	441	37.6	828	780	6.2	Totals	195	313	-37.7	195	313	-37.7

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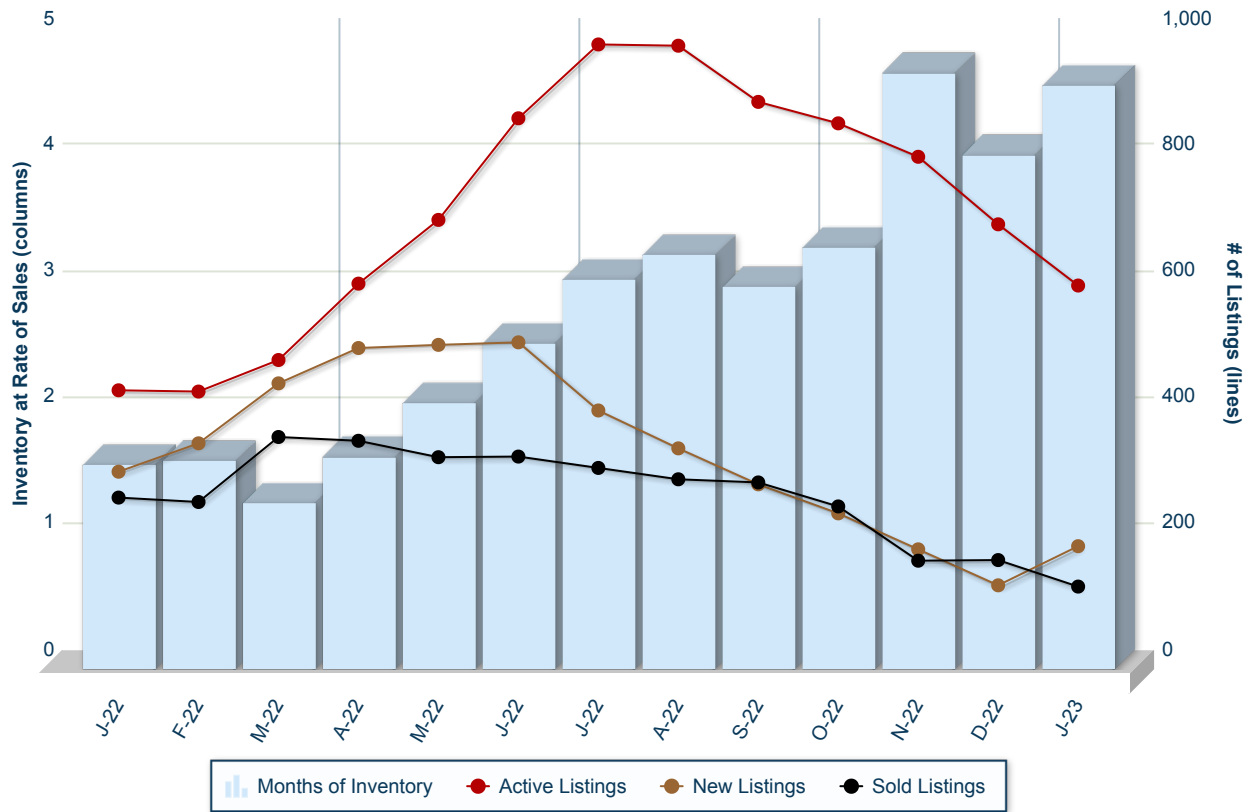
Jackson Co Year Over Year Comparison

Activity between 1/1/2023 and 1/31/2023

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	1	0	-	1	0	-	1	0	-	850,000	0	-	850,000	0	-	850,000	0	-	100	0	-
Ashland	139	132	-5	52	26	-50	47	31	-34	33	16	-51	18,601,585	10,323,750	-44	563,684	645,234	+14	515,000	655,000	+27	97	98	+1
Central Point	81	70	-13	38	24	-36	30	18	-40	35	11	-68	15,288,065	5,253,425	-65	436,801	477,584	+9	363,000	443,000	+22	98	98	0
Eagle Point	93	84	-9	37	20	-45	33	17	-48	21	10	-52	9,838,825	4,297,140	-56	468,515	429,714	-8	415,000	406,250	-	99	98	-1
Gold Hill	14	24	+71	2	7	+250	3	4	+33	5	2	-60	2,991,500	1,190,000	-60	598,300	595,000	-0	405,000	595,000	+46	98	92	-6
Medford	287	296	+3	135	78	-42	141	97	-31	130	56	-56	52,359,692	23,234,117	-55	402,766	414,894	+3	383,500	370,000	-	99	97	-2
Phoenix	5	19	+280	2	6	+200	0	4	+	3	0	-	1,236,500	0	-	412,166	0	-	415,000	0	-	100	0	-
Rogue River	24	31	+29	5	7	+40	8	3	-62	8	10	+25	3,849,000	5,326,500	+38	481,125	532,650	+10	453,000	510,000	+12	97	93	-4
Shady Cove	25	17	-32	10	2	-80	7	5	-28	2	0	-	388,500	0	-	194,250	0	-	194,250	0	-	100	0	-
Talent	26	37	+42	11	4	-63	13	6	-53	9	5	-44	4,680,413	3,094,948	-33	520,045	618,989	+19	435,000	447,000	+2	101	96	-4
White City	27	27	0	15	8	-46	13	6	-53	15	6	-60	6,006,150	4,469,900	-25	400,410	744,983	+86	339,500	339,500	0	99	85	-14
Totals	727	741	+2	308	182	-41	296	191	-35	262	116	-56	116,090,230	57,189,780	-51	443,092	493,015	+11	400,000	412,750	+3	99	96	-3
Grand Totals	727	741	+2	308	182	-41	296	191	-35	262	116	-56	116,090,230	57,189,780	-51	443,092	493,015	+11	400,000	412,750	+3	99	96	-3

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Jackson Co Inventory for 1/1/2022 - 1/31/2023



	Active Listings	New Listings	Sold Listings	Months Inventory
Jan - 2023	608	195	131	4.64
Dec - 2022	705	133	173	4.08
Nov - 2022	812	190	172	4.72
Oct - 2022	865	247	258	3.35
Sep - 2022	899	293	296	3.04
Aug - 2022	988	350	301	3.28
Jul - 2022	990	410	319	3.10
Jun - 2022	873	518	337	2.59
May - 2022	712	514	336	2.12
Apr - 2022	611	509	362	1.69
Mar - 2022	490	453	368	1.33
Feb - 2022	440	358	265	1.66
Jan - 2022	442	313	272	1.63

Keybox Activity Report

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

Keybox Accesses	Jan 22	Jan 23	Change
	6121	5396	-11.8%

