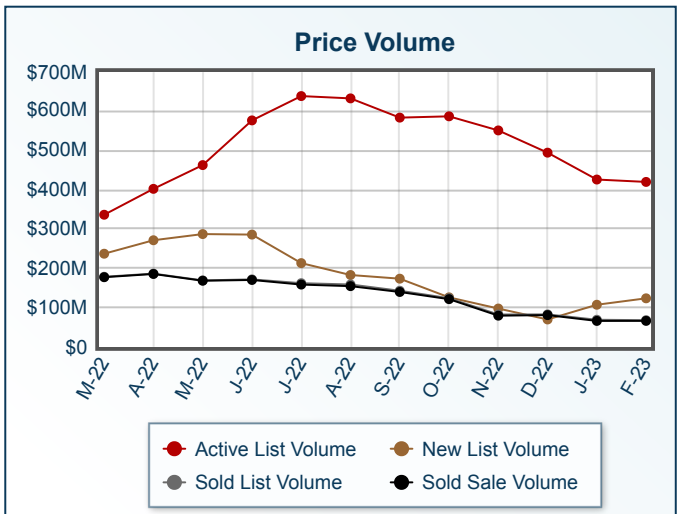
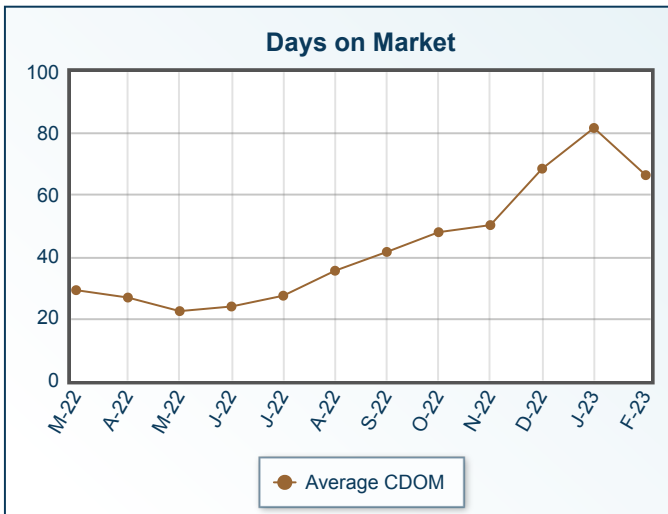
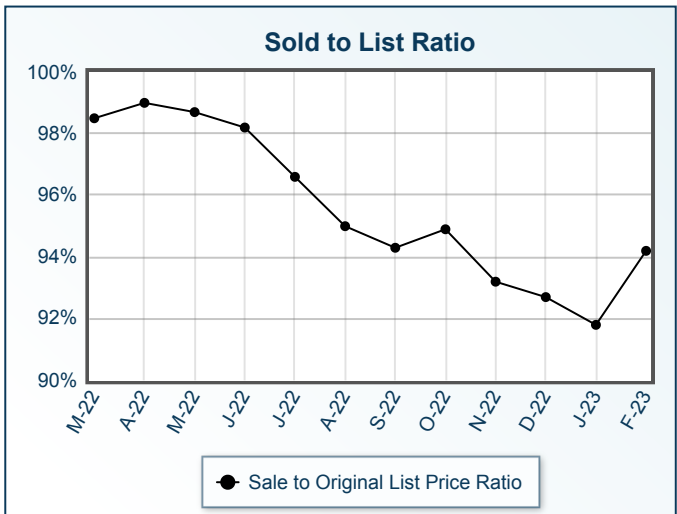
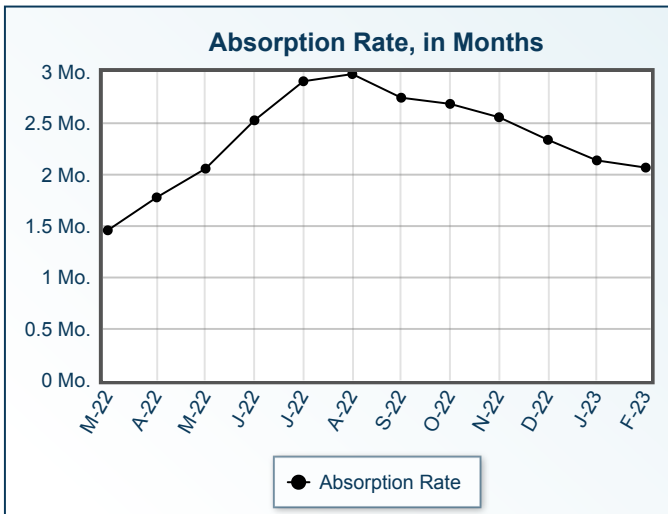
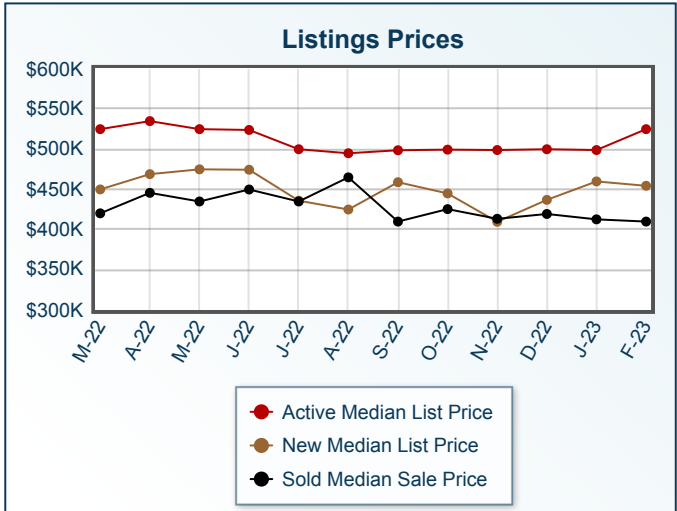
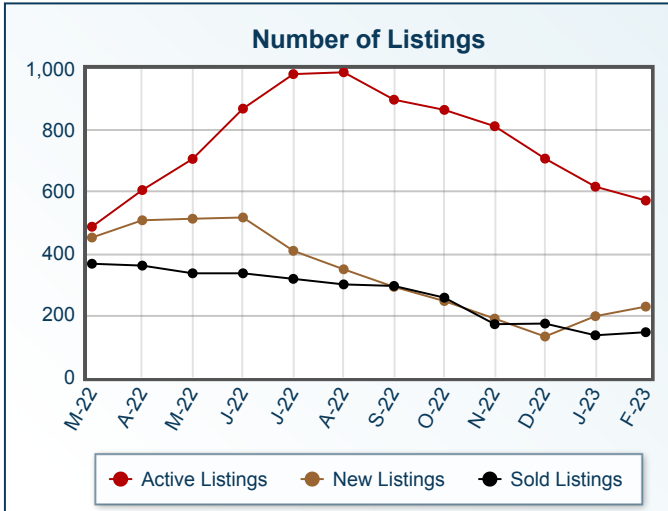


Market Summary

Jackson Co Residential, February 2023



Summary Statistics						
	Feb-23	Feb-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	2.07	1.32	56.82	2.1	1.33	57.89
Average List Price	\$733,545	\$711,603	3.08	\$634,271	\$597,249	6.20
Median List Price	\$525,000	\$550,000	-4.55	\$475,000	\$468,450	1.40
Average Sale Price	\$453,707	\$498,649	-9.01	\$469,355	\$471,491	-0.45
Median Sale Price	\$410,000	\$430,000	-4.65	\$410,000	\$410,000	0.00
Average CDOM	66	35	88.57	74	35	111.43
Median CDOM	53	17	211.76	56	15	273.33

Sold Listings	This Month			Year to Date			Pending Listings	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg		2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	0	N/A	1	1	0.0	0-99,999	0	1	-100.0	1	1	0.0
100,000-149,999	1	0	N/A	1	2	-50.0	100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	2	4	-50.0	3	10	-70.0	150,000-199,999	3	6	-50.0	7	10	-30.0
200,000-249,999	7	7	0.0	14	14	0.0	200,000-249,999	8	7	14.3	16	15	6.7
250,000-299,999	10	21	-52.4	20	45	-55.6	250,000-299,999	31	23	34.8	45	47	-4.3
300,000-349,999	24	29	-17.2	48	73	-34.2	300,000-349,999	28	49	-42.9	61	87	-29.9
350,000-399,999	24	41	-41.5	47	90	-47.8	350,000-399,999	40	53	-24.5	71	103	-31.1
400,000-449,999	19	39	-51.3	32	86	-62.8	400,000-449,999	29	49	-40.8	51	87	-41.4
450,000-499,999	16	22	-27.3	25	48	-47.9	450,000-499,999	21	33	-36.4	45	65	-30.8
500,000-549,999	11	16	-31.2	19	31	-38.7	500,000-549,999	15	16	-6.2	25	32	-21.9
550,000-599,999	10	18	-44.4	19	29	-34.5	550,000-599,999	12	26	-53.8	20	53	-62.3
600,000-649,999	5	16	-68.7	13	27	-51.9	600,000-649,999	7	13	-46.2	15	32	-53.1
650,000-699,999	3	12	-75.0	12	19	-36.8	650,000-699,999	14	9	55.6	20	17	17.6
700,000-749,999	2	12	-83.3	4	16	-75.0	700,000-749,999	4	11	-63.6	8	19	-57.9
750,000-799,999	5	6	-16.7	9	10	-10.0	750,000-799,999	5	8	-37.5	8	16	-50.0
800,000-849,999	1	6	-83.3	3	7	-57.1	800,000-849,999	0	4	-100.0	2	9	-77.8
850,000-899,999	1	2	-50.0	2	6	-66.7	850,000-899,999	4	5	-20.0	8	10	-20.0
900,000-949,999	1	4	-75.0	2	7	-71.4	900,000-949,999	1	3	-66.7	2	4	-50.0
950,000-999,999	1	1	0.0	2	1	100.0	950,000-999,999	1	3	-66.7	6	5	20.0
1,000,000-1,099,999	0	2	-100.0	2	3	-33.3	1,000,000-1,099,999	1	5	-80.0	1	7	-85.7
1,100,000-1,199,999	1	1	0.0	2	1	100.0	1,100,000-1,199,999	0	0	0.0	1	3	-66.7
1,200,000-1,299,999	0	2	-100.0	0	3	-100.0	1,200,000-1,299,999	2	2	0.0	2	4	-50.0
1,300,000-1,399,999	0	3	-100.0	0	6	-100.0	1,300,000-1,399,999	0	2	-100.0	0	5	-100.0
1,400,000-1,499,999	0	0	0.0	0	1	-100.0	1,400,000-1,499,999	0	2	-100.0	0	3	-100.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0	1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	1	-100.0	0	1	-100.0	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	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0	1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0	1,900,000-1,999,999	0	0	0.0	1	0	N/A
2,000,000-2,249,999	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	0	0.0	0	0	0.0	2,250,000-2,499,999	0	0	0.0	0	1	-100.0
2,500,000-2,749,999	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	0	0	0.0	1	0	N/A	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	0	0	0.0	0	0	0.0	3,250,000-3,499,999	0	0	0.0	0	1	-100.0
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	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	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0	4,250,000-4,499,999	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	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	5,000,000+	0	0	0.0	0	0	0.0
Totals	146	265	-44.9	282	537	-47.5	Totals	226	330	-31.5	416	636	-34.6

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	1	0	N/A	3	1		200.0	0-99,999	0	0	0.0	1
100,000-149,999	0	4	-100.0	0	4	-100.0	100,000-149,999	0	0	0.0	0	1	-100.0
150,000-199,999	6	8	-25.0	15	20	-25.0	150,000-199,999	4	6	-33.3	10	13	-23.1
200,000-249,999	16	14	14.3	30	29	3.4	200,000-249,999	2	5	-60.0	8	18	-55.6
250,000-299,999	32	20	60.0	81	79	2.5	250,000-299,999	21	31	-32.3	37	54	-31.5
300,000-349,999	34	27	25.9	101	119	-15.1	300,000-349,999	24	39	-38.5	41	80	-48.7
350,000-399,999	67	45	48.9	140	156	-10.3	350,000-399,999	31	61	-49.2	58	108	-46.3
400,000-449,999	61	36	69.4	117	128	-8.6	400,000-449,999	27	42	-35.7	50	81	-38.3
450,000-499,999	55	30	83.3	110	98	12.2	450,000-499,999	33	35	-5.7	51	60	-15.0
500,000-549,999	27	30	-10.0	62	68	-8.8	500,000-549,999	13	22	-40.9	27	41	-34.1
550,000-599,999	41	41	0.0	59	99	-40.4	550,000-599,999	8	29	-72.4	22	59	-62.7
600,000-649,999	39	22	77.3	62	54	14.8	600,000-649,999	14	15	-6.7	31	34	-8.8
650,000-699,999	36	24	50.0	58	43	34.9	650,000-699,999	12	8	50.0	23	21	9.5
700,000-749,999	14	14	0.0	27	36	-25.0	700,000-749,999	5	13	-61.5	9	22	-59.1
750,000-799,999	27	19	42.1	40	34	17.6	750,000-799,999	11	6	83.3	13	12	8.3
800,000-849,999	8	7	14.3	12	17	-29.4	800,000-849,999	1	9	-88.9	3	10	-70.0
850,000-899,999	15	14	7.1	30	25	20.0	850,000-899,999	8	9	-11.1	13	12	8.3
900,000-949,999	4	4	0.0	6	7	-14.3	900,000-949,999	1	3	-66.7	3	5	-40.0
950,000-999,999	15	10	50.0	20	15	33.3	950,000-999,999	2	2	0.0	6	5	20.0
1,000,000-1,099,999	8	7	14.3	11	14	-21.4	1,000,000-1,099,999	2	4	-50.0	4	5	-20.0
1,100,000-1,199,999	7	10	-30.0	11	15	-26.7	1,100,000-1,199,999	0	2	-100.0	2	4	-50.0
1,200,000-1,299,999	14	12	16.7	17	19	-10.5	1,200,000-1,299,999	3	4	-25.0	5	7	-28.6
1,300,000-1,399,999	2	10	-80.0	4	17	-76.5	1,300,000-1,399,999	2	5	-60.0	2	6	-66.7
1,400,000-1,499,999	5	4	25.0	7	8	-12.5	1,400,000-1,499,999	1	1	0.0	1	3	-66.7
1,500,000-1,599,999	4	3	33.3	5	3	66.7	1,500,000-1,599,999	0	0	0.0	1	0	N/A
1,600,000-1,699,999	4	2	100.0	4	2	100.0	1,600,000-1,699,999	0	1	-100.0	1	1	0.0
1,700,000-1,799,999	4	2	100.0	4	3	33.3	1,700,000-1,799,999	0	1	-100.0	0	1	-100.0
1,800,000-1,899,999	2	1	100.0	2	1	100.0	1,800,000-1,899,999	1	1	0.0	1	1	0.0
1,900,000-1,999,999	3	5	-40.0	4	5	-20.0	1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	2	-100.0	1	3	-66.7	2,000,000-2,249,999	1	1	0.0	1	1	0.0
2,250,000-2,499,999	3	1	200.0	4	3	33.3	2,250,000-2,499,999	0	1	-100.0	0	1	-100.0
2,500,000-2,749,999	6	3	100.0	6	3	100.0	2,500,000-2,749,999	2	0	N/A	2	0	N/A
2,750,000-2,999,999	3	1	200.0	4	1	300.0	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	1	1	0.0	1	2	-50.0	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	1	0	N/A	2	2	0.0	4,000,000-4,249,999	0	1	-100.0	0	1	-100.0
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	1	-100.0	0	1	-100.0	4,750,000-4,999,999	0	0	0.0	0	1	-100.0
5,000,000+	5	2	150.0	6	3	100.0	5,000,000+	0	1	-100.0	1	2	-50.0
Totals	573	437	31.1	1069	1138	-6.1	Totals	229	358	-36.0	427	671	-36.4

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Jackson Co Year Over Year Comparison

Activity between 2/1/2023 and 2/28/2023

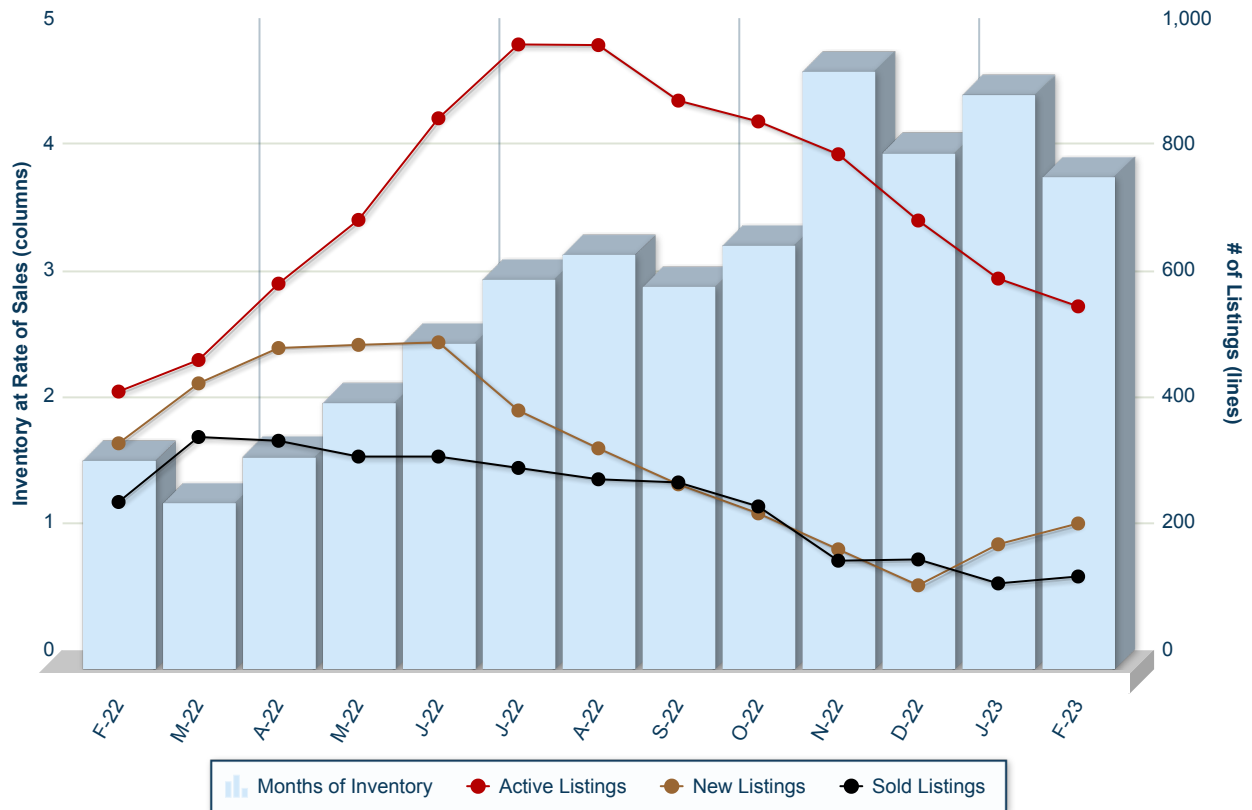
Residential

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	3	-50	1	0	-	1	0	-	1	0	-	1,299,000	0	-	1,299,000	0	-	1,299,000	0	-	100	0	-
Ashland	132	140	+6	44	43	-2	48	31	-35	50	18	-64	29,288,437	10,306,500	-64	585,768	572,583	-2	527,162	517,000	-	97	96	-1
Central Point	86	67	-22	41	19	-53	42	21	-50	30	17	-43	13,529,300	6,826,000	-49	450,976	401,529	-10	362,450	383,500	+5	99	97	-2
Eagle Point	93	88	-5	34	23	-32	37	23	-37	26	9	-65	11,567,351	4,336,200	-62	444,898	481,800	+8	406,700	410,000	+0	98	95	-3
Gold Hill	16	28	+75	6	8	+33	3	5	+66	2	3	+50	1,455,400	1,165,000	-19	727,700	388,333	-46	727,700	315,000	-	99	97	-2
Medford	279	270	-3	142	84	-40	135	100	-25	124	73	-41	60,378,996	30,861,086	-48	486,927	422,754	-13	425,562	395,000	-	99	98	-1
Phoenix	17	20	+17	12	7	-41	8	7	-12	1	8	+700	318,000	2,391,000	+651	318,000	298,875	-6	318,000	295,000	-	102	99	-2
Rogue River	25	33	+32	10	9	-10	6	5	-16	10	1	-90	4,263,100	450,000	-89	426,310	450,000	+5	407,450	450,000	+10	98	90	-8
Shady Cove	21	14	-33	3	4	+33	7	6	-14	4	2	-50	1,685,000	735,000	-56	421,250	367,500	-12	415,000	367,500	-	97	96	-1
Talent	28	39	+39	15	10	-33	7	7	0	6	5	-16	4,210,000	2,492,500	-40	701,666	498,500	-28	556,000	503,500	-	101	98	-2
White City	36	29	-19	23	11	-52	18	8	-55	6	5	-16	1,876,800	3,972,000	+111	312,800	794,400	+153	335,000	550,000	+64	100	93	-7
Totals	739	731	-1	331	218	-34	312	213	-32	260	141	-46	129,871,384	63,535,286	-51	499,505	450,605	-10	428,062	407,000	-5	99	98	-1
Grand Totals	739	731	-1	331	218	-34	312	213	-32	260	141	-46	129,871,384	63,535,286	-51	499,505	450,605	-10	428,062	407,000	-5	99	98	-1

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Jackson Co Inventory for 2/1/2022 - 2/28/2023

Search parameters: Property type Residential; County of 'Jackson'.



	Active Listings	New Listings	Sold Listings	Months Inventory
Feb - 2023	575	231	147	3.91
Jan - 2023	619	198	136	4.55
Dec - 2022	711	133	174	4.09
Nov - 2022	816	190	172	4.74
Oct - 2022	868	247	258	3.36
Sep - 2022	901	293	296	3.04
Aug - 2022	989	350	301	3.29
Jul - 2022	990	410	319	3.10
Jun - 2022	873	518	337	2.59
May - 2022	712	514	337	2.11
Apr - 2022	611	509	362	1.69
Mar - 2022	490	453	368	1.33
Feb - 2022	440	358	265	1.66

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Keybox Activity Report

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

Keybox Accesses	Feb 22	Feb 23	Change
	6657	5417	-18.6%

