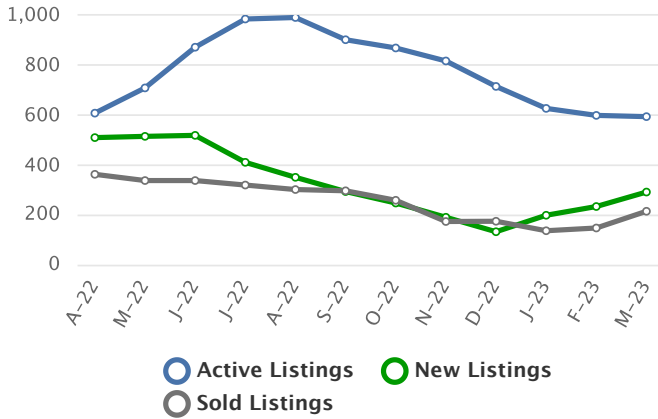


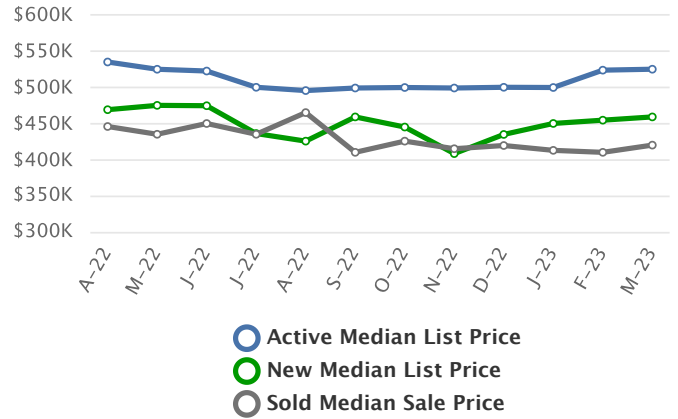
# Market Summary

Jackson Residential, March 2023

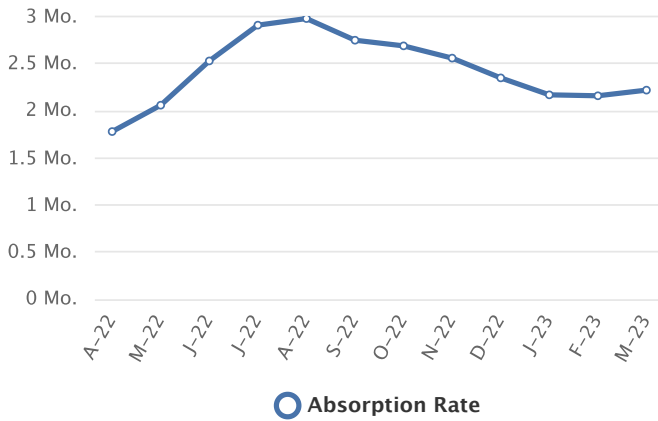
### Number of Listings



### Listing Prices



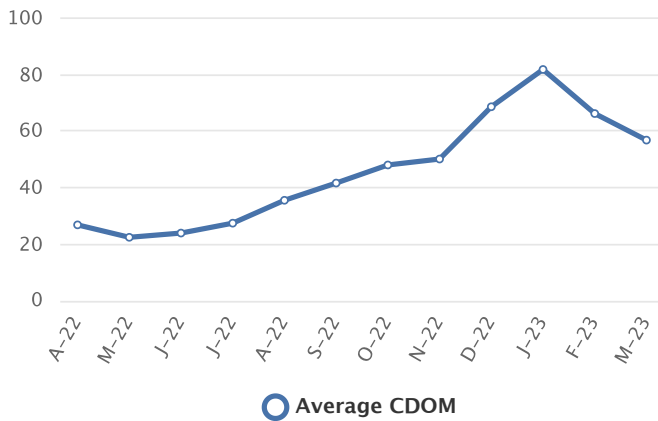
### Absorption Rate, in Months



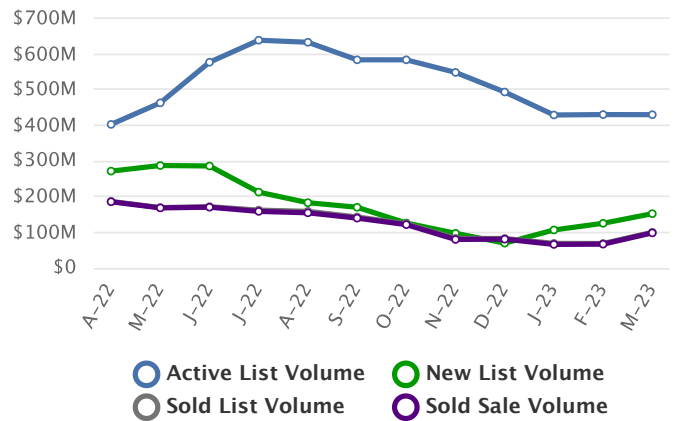
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Mar-23	Mar-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	2.22	1.46	52.05	2.18	1.37	59.12
Average List Price	\$724,930	\$689,912	5.08	\$607,078	\$576,357	5.33
Median List Price	\$525,000	\$525,000	0.00	\$474,950	\$464,900	2.16
Average Sale Price	\$460,166	\$482,405	-4.61	\$465,830	\$475,929	-2.12
Median Sale Price	\$420,000	\$420,250	-0.06	\$415,000	\$415,000	0.00
Average CDOM	56	29	93.10	66	32	106.25
Median CDOM	26	8	225.00	42	11	281.82

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	1	-100.0	1	2	-50.0
100,000-149,999	0	1	-100.0	1	3	-66.7
150,000-199,999	3	4	-25.0	6	14	-57.1
200,000-249,999	9	13	-30.8	23	27	-14.8
250,000-299,999	23	20	15.0	43	65	-33.8
300,000-349,999	28	58	-51.7	76	131	-42.0
350,000-399,999	34	60	-43.3	81	150	-46.0
400,000-449,999	26	55	-52.7	58	141	-58.9
450,000-499,999	23	46	-50.0	48	94	-48.9
500,000-549,999	11	24	-54.2	30	55	-45.5
550,000-599,999	14	20	-30.0	33	49	-32.7
600,000-649,999	9	11	-18.2	22	38	-42.1
650,000-699,999	9	12	-25.0	22	31	-29.0
700,000-749,999	10	9	11.1	14	25	-44.0
750,000-799,999	5	8	-37.5	14	18	-22.2
800,000-849,999	2	3	-33.3	5	10	-50.0
850,000-899,999	4	7	-42.9	6	13	-53.8
900,000-949,999	0	1	-100.0	2	8	-75.0
950,000-999,999	2	3	-33.3	4	4	0.0
1,000,000-1,099,999	1	1	0.0	3	4	-25.0

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	1	1	0.0
100,000-149,999	0	2	-100.0	0	2	-100.0
150,000-199,999	4	2	100.0	10	12	-16.7
200,000-249,999	7	8	-12.5	22	23	-4.3
250,000-299,999	25	19	31.6	64	66	-3.0
300,000-349,999	31	46	-32.6	89	133	-33.1
350,000-399,999	27	50	-46.0	97	153	-36.6
400,000-449,999	38	50	-24.0	88	137	-35.8
450,000-499,999	23	40	-42.5	66	105	-37.1
500,000-549,999	17	25	-32.0	39	57	-31.6
550,000-599,999	18	33	-45.5	38	86	-55.8
600,000-649,999	16	10	60.0	30	42	-28.6
650,000-699,999	9	15	-40.0	29	32	-9.4
700,000-749,999	1	12	-91.7	9	31	-71.0
750,000-799,999	10	7	42.9	18	23	-21.7
800,000-849,999	1	5	-80.0	3	14	-78.6
850,000-899,999	2	9	-77.8	9	19	-52.6
900,000-949,999	1	2	-50.0	3	6	-50.0
950,000-999,999	5	0	N/A	11	5	120.0
1,000,000-1,099,999	1	1	0.0	1	8	-87.5

## Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	1	2	-50.0	3	3	0.0
1,200,000-1,299,999	0	3	-100.0	0	6	-100.0
1,300,000-1,399,999	0	1	-100.0	0	7	-100.0
1,400,000-1,499,999	0	3	-100.0	0	4	-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	1	-100.0
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	1	0	N/A
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	1	0	N/A
3,000,000-3,249,999	0	1	-100.0	0	1	-100.0
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	214	368	-41.8	497	905	-45.1

## Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	1	2	-50.0	2	5	-60.0
1,200,000-1,299,999	0	4	-100.0	2	8	-75.0
1,300,000-1,399,999	1	1	0.0	1	6	-83.3
1,400,000-1,499,999	1	0	N/A	1	3	-66.7
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	1	-100.0	0	1	-100.0
1,800,000-1,899,999	0	1	-100.0	0	1	-100.0
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	2	-100.0
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
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	0	0.0	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	240	347	-30.8	634	983	-35.5

## Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	0	N/A	3	1	200.0
100,000-149,999	1	5	-80.0	2	7	-71.4
150,000-199,999	5	11	-54.5	16	24	-33.3
200,000-249,999	21	10	110.0	44	37	18.9
250,000-299,999	40	28	42.9	106	98	8.2
300,000-349,999	32	33	-3.0	133	180	-26.1
350,000-399,999	59	63	-6.3	178	228	-21.9
400,000-449,999	64	45	42.2	152	186	-18.3
450,000-499,999	60	38	57.9	138	147	-6.1
500,000-549,999	34	35	-2.9	81	105	-22.9
550,000-599,999	41	39	5.1	81	137	-40.9
600,000-649,999	35	23	52.2	74	73	1.4
650,000-699,999	32	16	100.0	76	56	35.7
700,000-749,999	13	16	-18.7	34	47	-27.7
750,000-799,999	30	21	42.9	59	50	18.0
800,000-849,999	11	8	37.5	17	23	-26.1
850,000-899,999	16	16	0.0	33	38	-13.2
900,000-949,999	4	3	33.3	7	10	-30.0
950,000-999,999	15	10	50.0	26	20	30.0
1,000,000-1,099,999	9	6	50.0	14	15	-6.7
1,100,000-1,199,999	9	12	-25.0	15	20	-25.0
1,200,000-1,299,999	11	15	-26.7	21	25	-16.0
1,300,000-1,399,999	4	9	-55.6	5	19	-73.7
1,400,000-1,499,999	5	4	25.0	8	9	-11.1
1,500,000-1,599,999	5	1	400.0	7	3	133.3
1,600,000-1,699,999	3	2	50.0	4	2	100.0
1,700,000-1,799,999	4	1	300.0	4	3	33.3
1,800,000-1,899,999	2	1	100.0	2	2	0.0
1,900,000-1,999,999	4	3	33.3	4	5	-20.0
2,000,000-2,249,999	1	3	-66.7	1	3	-66.7

## New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	1	1	0.0
100,000-149,999	1	3	-66.7	2	4	-50.0
150,000-199,999	2	4	-50.0	11	17	-35.3
200,000-249,999	12	8	50.0	22	26	-15.4
250,000-299,999	24	19	26.3	62	73	-15.1
300,000-349,999	31	61	-49.2	70	141	-50.4
350,000-399,999	40	72	-44.4	99	180	-45.0
400,000-449,999	28	58	-51.7	84	139	-39.6
450,000-499,999	28	49	-42.9	78	109	-28.4
500,000-549,999	20	37	-45.9	44	78	-43.6
550,000-599,999	20	38	-47.4	45	97	-53.6
600,000-649,999	13	19	-31.6	41	53	-22.6
650,000-699,999	19	13	46.2	42	34	23.5
700,000-749,999	7	11	-36.4	15	33	-54.5
750,000-799,999	17	16	6.3	33	28	17.9
800,000-849,999	4	6	-33.3	6	16	-62.5
850,000-899,999	4	13	-69.2	17	25	-32.0
900,000-949,999	2	3	-33.3	4	8	-50.0
950,000-999,999	5	5	0.0	11	10	10.0
1,000,000-1,099,999	2	1	100.0	6	6	0.0
1,100,000-1,199,999	4	5	-20.0	6	9	-33.3
1,200,000-1,299,999	5	6	-16.7	10	13	-23.1
1,300,000-1,399,999	1	2	-50.0	3	8	-62.5
1,400,000-1,499,999	0	1	-100.0	1	4	-75.0
1,500,000-1,599,999	2	0	N/A	3	0	N/A
1,600,000-1,699,999	0	0	0.0	1	1	0.0
1,700,000-1,799,999	0	0	0.0	0	1	-100.0
1,800,000-1,899,999	0	1	-100.0	1	2	-50.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	1	1	0.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	3	2	50.0	4	3	33.3
2,500,000-2,749,999	6	2	200.0	6	4	50.0
2,750,000-2,999,999	3	0	N/A	4	1	300.0
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
3,500,000-3,749,999	3	0	N/A	3	0	N/A
3,750,000-3,999,999	0	1	-100.0	0	2	-100.0
4,000,000-4,249,999	0	1	-100.0	1	2	-50.0
4,250,000-4,499,999	1	0	N/A	1	0	N/A
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
5,000,000+	5	3	66.7	6	3	100.0
Totals	593	488	21.5	1371	1591	-13.8

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	0	0	0.0	0	1	-100.0
2,500,000-2,749,999	0	1	-100.0	2	1	100.0
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	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	1	-100.0	0	1	-100.0
4,000,000-4,249,999	0	0	0.0	0	1	-100.0
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	1	-100.0
5,000,000+	0	0	0.0	1	2	-50.0
Totals	291	453	-35.8	722	1124	-35.8

# Jackson Co Year Over Year Comparison

Activity between 3/1/2023 and 3/31/2023

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	5	3	-40	1	0	-	0	0	0	3	0	-	1,465,000	0	-	488,333	0	-	550,000	0	-	95	0	-
Ashland	148	150	+1	67	45	-32	45	25	-44	48	34	-29	33,783,759	19,059,550	-43	703,828	560,575	-20	585,000	495,500	-	99	98	-1
Central Point	92	75	-18	50	30	-40	36	25	-30	46	20	-56	20,552,765	8,418,283	-59	446,799	420,914	-5	390,000	377,000	-	99	99	0
Eagle Point	94	86	-8	43	25	-41	29	16	-44	39	16	-58	19,258,950	6,923,900	-64	493,819	432,743	-12	420,000	399,000	-	99	98	-1
Gold Hill	23	28	+21	11	5	-54	8	5	-37	7	3	-57	2,782,000	1,799,660	-35	397,428	599,886	+50	380,000	650,000	+71	96	94	-2
Medford	300	267	-11	170	104	-38	161	110	-31	150	97	-35	66,843,284	42,445,308	-36	445,621	437,580	-1	400,000	415,000	+3	100	98	-2
Phoenix	16	25	+56	8	12	+50	5	6	+20	8	4	-50	3,155,300	1,370,900	-56	394,412	342,725	-13	432,000	337,450	-	101	99	-1
Rogue River	36	41	+13	20	14	-30	12	11	-8	6	4	-33	3,057,200	1,981,100	-35	509,533	495,275	-2	451,850	495,600	+9	99	96	-3
Shady Cove	20	14	-30	7	6	-14	3	5	+66	8	5	-37	3,191,800	1,962,000	-38	398,975	392,400	-1	375,000	380,000	+1	98	98	0
Talent	35	36	+2	15	4	-73	10	4	-60	12	8	-33	4,871,119	4,281,089	-12	405,926	535,136	+31	385,810	521,000	+35	98	99	+1
White City	46	49	+6	30	29	-3	22	17	-22	21	9	-57	7,863,350	3,083,200	-60	374,445	342,577	-8	327,000	312,000	-	100	97	-3
<b>Totals</b>	<b>815</b>	<b>774</b>	<b>-5</b>	<b>422</b>	<b>274</b>	<b>-35</b>	<b>331</b>	<b>224</b>	<b>-32</b>	<b>348</b>	<b>200</b>	<b>-43</b>	<b>166,824,528</b>	<b>91,324,991</b>	<b>-45</b>	<b>479,381</b>	<b>456,625</b>	<b>-5</b>	<b>419,500</b>	<b>420,000</b>	<b>+0</b>	<b>100</b>	<b>98</b>	<b>-2</b>
<b>Grand Totals</b>	<b>815</b>	<b>774</b>	<b>-5</b>	<b>422</b>	<b>274</b>	<b>-35</b>	<b>331</b>	<b>224</b>	<b>-32</b>	<b>348</b>	<b>200</b>	<b>-43</b>	<b>166,824,528</b>	<b>91,324,991</b>	<b>-45</b>	<b>479,381</b>	<b>456,625</b>	<b>-5</b>	<b>419,500</b>	<b>420,000</b>	<b>+0</b>	<b>100</b>	<b>98</b>	<b>-2</b>

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# Market Trends for Mar 2022 - Mar 2023

Filters: Property type Residential; Property Sub Type of 'Condominium', 'Manufactured On Land', 'Single Family Residence', 'Townhouse'; County of 'Jackson'.



	Months Inventory
Mar - 2023	2.78
Feb - 2023	4.10
Jan - 2023	4.60
Dec - 2022	4.11
Nov - 2022	4.72
Oct - 2022	3.36
Sep - 2022	3.04
Aug - 2022	3.30
Jul - 2022	3.12
Jun - 2022	2.59
May - 2022	2.11
Apr - 2022	1.68
Mar - 2022	1.33

# Keybox Activity Report

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

Keybox Accesses	Mar 22	Mar 23	Change
	8153	6339	-22.2%

