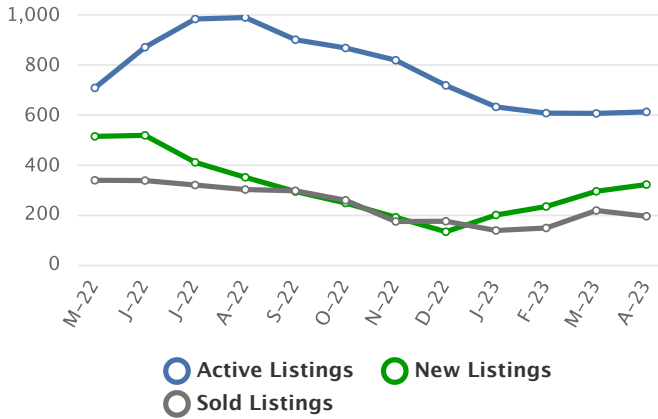


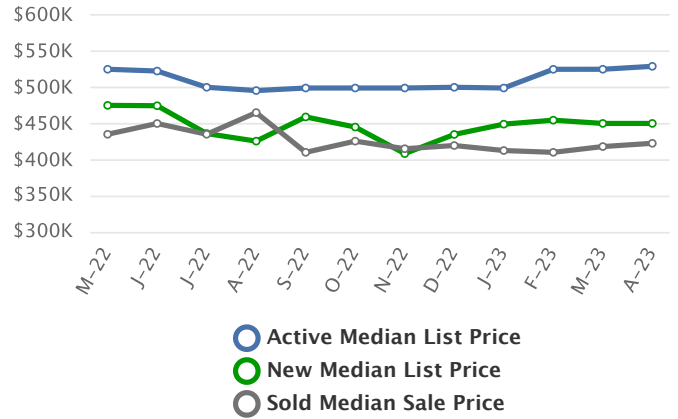
# Market Summary

Jackson Residential, April 2023

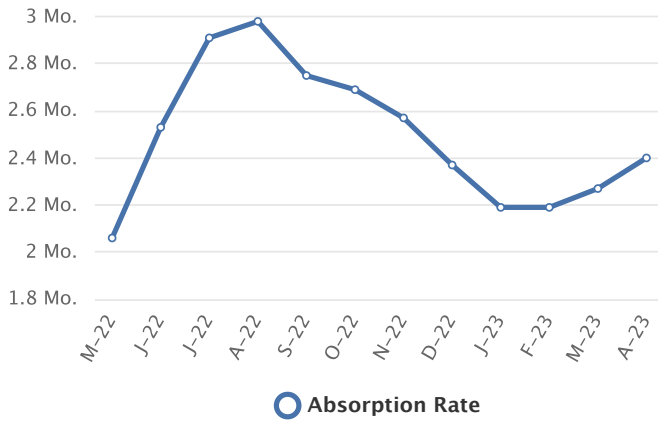
### Number of Listings



### Listing Prices



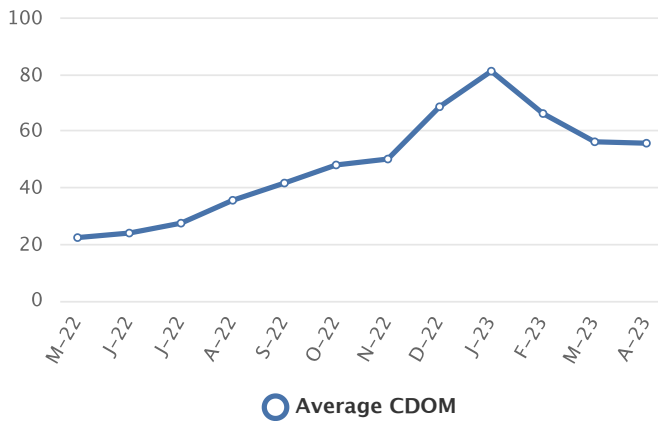
### Absorption Rate, in Months



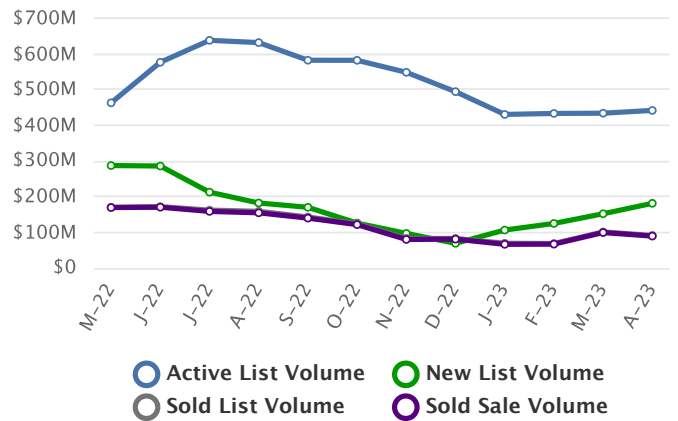
### Sold to List Ratio



### Days on Market



### Price Volume



## Summary Statistics

	Apr-23	Apr-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	2.4	1.78	34.83	2.26	1.48	52.70
Average List Price	\$721,959	\$663,778	8.77	\$596,179	\$566,233	5.29
Median List Price	\$529,000	\$535,000	-1.12	\$465,000	\$465,000	0.00
Average Sale Price	\$461,167	\$513,174	-10.13	\$463,617	\$486,570	-4.72
Median Sale Price	\$422,500	\$445,750	-5.22	\$415,000	\$425,000	-2.35
Average CDOM	55	26	111.54	63	31	103.23
Median CDOM	18	6	200.00	36	9	300.00

## Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	1	2	-50.0
100,000-149,999	1	2	-50.0	2	5	-60.0
150,000-199,999	4	2	100.0	10	16	-37.5
200,000-249,999	8	4	100.0	31	31	0.0
250,000-299,999	20	20	0.0	65	85	-23.5
300,000-349,999	27	44	-38.6	104	175	-40.6
350,000-399,999	26	54	-51.9	108	204	-47.1
400,000-449,999	28	57	-50.9	86	198	-56.6
450,000-499,999	15	33	-54.5	63	127	-50.4
500,000-549,999	16	31	-48.4	46	86	-46.5
550,000-599,999	14	31	-54.8	47	80	-41.2
600,000-649,999	7	15	-53.3	29	53	-45.3
650,000-699,999	10	15	-33.3	32	46	-30.4
700,000-749,999	5	14	-64.3	19	39	-51.3
750,000-799,999	2	7	-71.4	16	25	-36.0
800,000-849,999	2	8	-75.0	7	18	-61.1
850,000-899,999	1	6	-83.3	7	19	-63.2
900,000-949,999	2	3	-33.3	4	11	-63.6
950,000-999,999	3	1	200.0	7	5	40.0
1,000,000-1,099,999	1	3	-66.7	4	7	-42.9

## Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	0	N/A	2	1	100.0
100,000-149,999	2	0	N/A	2	2	0.0
150,000-199,999	4	2	100.0	14	14	0.0
200,000-249,999	7	9	-22.2	29	32	-9.4
250,000-299,999	27	25	8.0	90	91	-1.1
300,000-349,999	29	38	-23.7	116	171	-32.2
350,000-399,999	52	60	-13.3	148	213	-30.5
400,000-449,999	31	49	-36.7	113	186	-39.2
450,000-499,999	26	39	-33.3	92	144	-36.1
500,000-549,999	17	25	-32.0	56	82	-31.7
550,000-599,999	15	35	-57.1	53	121	-56.2
600,000-649,999	7	17	-58.8	37	59	-37.3
650,000-699,999	14	9	55.6	42	41	2.4
700,000-749,999	4	11	-63.6	13	42	-69.0
750,000-799,999	9	5	80.0	26	28	-7.1
800,000-849,999	2	2	0.0	5	16	-68.7
850,000-899,999	2	6	-66.7	11	25	-56.0
900,000-949,999	1	2	-50.0	4	8	-50.0
950,000-999,999	1	4	-75.0	9	9	0.0
1,000,000-1,099,999	2	3	-33.3	3	11	-72.7

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	0	2	-100.0	3	5	-40.0
1,200,000-1,299,999	1	5	-80.0	1	11	-90.9
1,300,000-1,399,999	0	2	-100.0	0	9	-100.0
1,400,000-1,499,999	0	1	-100.0	0	5	-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	1	1	0.0	1	1	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	2	-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	0	0.0	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	194	362	-46.4	695	1267	-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	3	7	-57.1
1,200,000-1,299,999	2	5	-60.0	4	13	-69.2
1,300,000-1,399,999	1	3	-66.7	2	9	-77.8
1,400,000-1,499,999	1	1	0.0	2	4	-50.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	2	-100.0	0	2	-100.0
1,700,000-1,799,999	0	0	0.0	0	1	-100.0
1,800,000-1,899,999	0	0	0.0	0	1	-100.0
1,900,000-1,999,999	0	0	0.0	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	2	-100.0
2,500,000-2,749,999	1	0	N/A	1	1	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	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	260	354	-26.6	879	1337	-34.3

## Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	3	1	200.0
100,000-149,999	0	5	-100.0	2	7	-71.4
150,000-199,999	2	10	-80.0	18	28	-35.7
200,000-249,999	18	17	5.9	55	53	3.8
250,000-299,999	32	33	-3.0	129	135	-4.4
300,000-349,999	39	25	56.0	164	210	-21.9
350,000-399,999	66	80	-17.5	238	311	-23.5
400,000-449,999	69	57	21.1	193	251	-23.1
450,000-499,999	60	52	15.4	172	204	-15.7
500,000-549,999	35	48	-27.1	99	140	-29.3
550,000-599,999	49	57	-14.0	106	190	-44.2
600,000-649,999	26	30	-13.3	80	92	-13.0
650,000-699,999	28	25	12.0	90	81	11.1
700,000-749,999	23	16	43.8	46	64	-28.1
750,000-799,999	35	31	12.9	80	63	27.0
800,000-849,999	9	10	-10.0	20	29	-31.0
850,000-899,999	18	21	-14.3	40	49	-18.4
900,000-949,999	4	5	-20.0	8	14	-42.9
950,000-999,999	18	13	38.5	34	25	36.0
1,000,000-1,099,999	10	9	11.1	15	22	-31.8
1,100,000-1,199,999	9	16	-43.7	16	29	-44.8
1,200,000-1,299,999	14	13	7.7	25	30	-16.7
1,300,000-1,399,999	3	9	-66.7	8	23	-65.2
1,400,000-1,499,999	5	4	25.0	9	9	0.0
1,500,000-1,599,999	7	1	600.0	9	3	200.0
1,600,000-1,699,999	4	2	100.0	5	3	66.7
1,700,000-1,799,999	4	2	100.0	4	5	-20.0
1,800,000-1,899,999	1	0	N/A	1	2	-50.0
1,900,000-1,999,999	3	3	0.0	4	6	-33.3
2,000,000-2,249,999	1	3	-66.7	1	4	-75.0

## 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	0	0	0.0	2	4	-50.0
150,000-199,999	2	4	-50.0	13	21	-38.1
200,000-249,999	9	16	-43.7	32	42	-23.8
250,000-299,999	22	37	-40.5	86	110	-21.8
300,000-349,999	29	30	-3.3	100	171	-41.5
350,000-399,999	56	83	-32.5	158	263	-39.9
400,000-449,999	38	65	-41.5	125	204	-38.7
450,000-499,999	38	57	-33.3	112	166	-32.5
500,000-549,999	19	35	-45.7	62	113	-45.1
550,000-599,999	18	53	-66.0	67	150	-55.3
600,000-649,999	7	19	-63.2	49	72	-31.9
650,000-699,999	20	25	-20.0	56	59	-5.1
700,000-749,999	8	17	-52.9	27	50	-46.0
750,000-799,999	18	13	38.5	50	41	22.0
800,000-849,999	8	6	33.3	11	22	-50.0
850,000-899,999	5	11	-54.5	23	36	-36.1
900,000-949,999	2	4	-50.0	6	12	-50.0
950,000-999,999	8	4	100.0	20	15	33.3
1,000,000-1,099,999	1	7	-85.7	6	13	-53.8
1,100,000-1,199,999	2	9	-77.8	7	18	-61.1
1,200,000-1,299,999	4	5	-20.0	15	18	-16.7
1,300,000-1,399,999	3	4	-25.0	5	12	-58.3
1,400,000-1,499,999	0	0	0.0	2	4	-50.0
1,500,000-1,599,999	1	0	N/A	3	0	N/A
1,600,000-1,699,999	1	1	0.0	2	2	0.0
1,700,000-1,799,999	0	2	-100.0	1	3	-66.7
1,800,000-1,899,999	1	0	N/A	1	2	-50.0
1,900,000-1,999,999	0	1	-100.0	0	1	-100.0
2,000,000-2,249,999	0	1	-100.0	1	2	-50.0

### Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	3	1	200.0	4	3	33.3
2,500,000-2,749,999	6	3	100.0	6	4	50.0
2,750,000-2,999,999	2	0	N/A	5	1	400.0
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	2	0	N/A	2	0	N/A
3,750,000-3,999,999	0	2	-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	2	150.0	7	3	133.3
Totals	612	608	0.7	1701	2101	-19.0

### 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	0	0.0	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	0	0.0	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+	1	0	N/A	2	2	0.0
Totals	321	509	-36.9	1047	1634	-35.9

# Jackson Co Year Over Year Comparison

This Year: 4/1/2023 to 4/30/2023

Last Year: 4/1/2022 to 4/30/2022

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	8	3	-62	3	1	-66	1	2	+100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ashland	182	167	-8	81	48	-40	56	38	-32	49	22	-55	34,341,877	12,927,989	-62	700,854	587,635	-16	670,000	512,000	-	98	99	+1
Central Point	107	83	-22	57	38	-33	44	32	-27	33	20	-39	18,690,441	10,079,000	-46	566,377	503,950	-11	434,900	364,500	-	97	96	-1
Eagle Point	94	93	-1	31	25	-19	31	17	-45	30	15	-50	15,650,675	6,211,450	-60	521,689	414,096	-20	480,500	419,650	-	100	98	-2
Gold Hill	24	31	+29	9	9	0	8	3	-62	5	2	-60	3,456,700	1,444,000	-58	691,340	722,000	+4	610,000	722,000	+18	97	99	+2
Medford	358	279	-22	227	122	-46	152	97	-36	185	93	-49	85,129,359	41,601,873	-51	460,158	447,331	-2	420,000	435,000	+3	100	97	-3
Phoenix	15	28	+86	4	11	+175	5	10	+100	4	3	-25	1,895,400	1,149,999	-39	473,850	383,333	-19	465,700	400,000	-	99	100	+1
Rogue River	45	39	-13	23	9	-60	12	10	-16	9	5	-44	4,322,900	1,842,000	-57	480,322	368,400	-23	465,000	350,000	-	99	96	-3
Shady Cove	28	14	-50	12	7	-41	4	3	-25	3	6	+100	1,443,900	1,959,000	+35	481,300	326,500	-32	429,900	319,500	-	97	98	+1
Talent	43	39	-9	18	7	-61	11	10	-9	8	6	-25	4,224,400	2,858,400	-32	528,050	476,400	-9	470,750	407,000	-	99	98	-1
White City	45	48	+6	21	16	-23	23	14	-39	18	15	-16	6,204,800	5,152,630	-16	344,711	343,508	-0	328,000	310,000	-	101	98	-2
<b>Totals</b>	<b>949</b>	<b>824</b>	<b>-13</b>	<b>486</b>	<b>293</b>	<b>-40</b>	<b>347</b>	<b>236</b>	<b>-32</b>	<b>344</b>	<b>187</b>	<b>-46</b>	<b>175,360,453</b>	<b>85,226,343</b>	<b>-51</b>	<b>509,769</b>	<b>455,756</b>	<b>-11</b>	<b>444,374</b>	<b>419,900</b>	<b>-6</b>	<b>100</b>	<b>98</b>	<b>-2</b>
<b>Grand Totals</b>	<b>949</b>	<b>824</b>	<b>-13</b>	<b>486</b>	<b>293</b>	<b>-40</b>	<b>347</b>	<b>236</b>	<b>-32</b>	<b>344</b>	<b>187</b>	<b>-46</b>	<b>175,360,453</b>	<b>85,226,343</b>	<b>-51</b>	<b>509,769</b>	<b>455,756</b>	<b>-11</b>	<b>444,374</b>	<b>419,900</b>	<b>-6</b>	<b>100</b>	<b>98</b>	<b>-2</b>

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# Market Trends for Apr 2022 - Apr 2023

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



	Months Inventory
Apr - 2023	3.16
Mar - 2023	2.80
Feb - 2023	4.16
Jan - 2023	4.61
Dec - 2022	4.13
Nov - 2022	4.74
Oct - 2022	3.36
Sep - 2022	3.04
Aug - 2022	3.30
Jul - 2022	3.12
Jun - 2022	2.59
May - 2022	2.10
Apr - 2022	1.69

# Keybox Activity Report

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

Keybox Accesses	Apr 22	Apr 23	Change
	8063	6325	-21.6%

