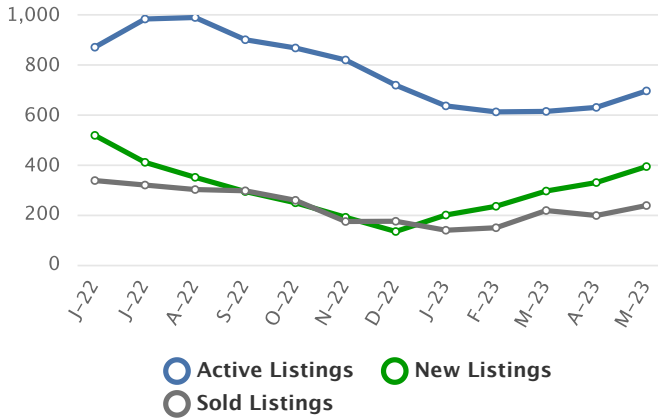


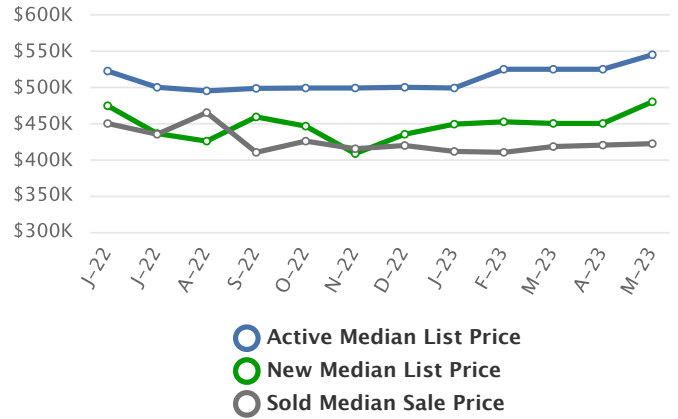
# Market Summary

Jackson Residential, May 2023

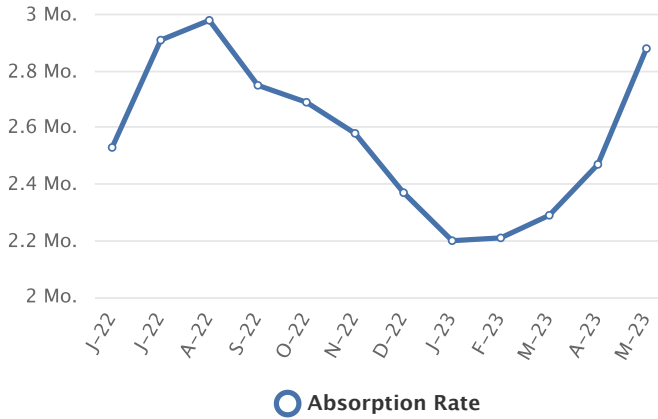
### Number of Listings



### Listing Prices



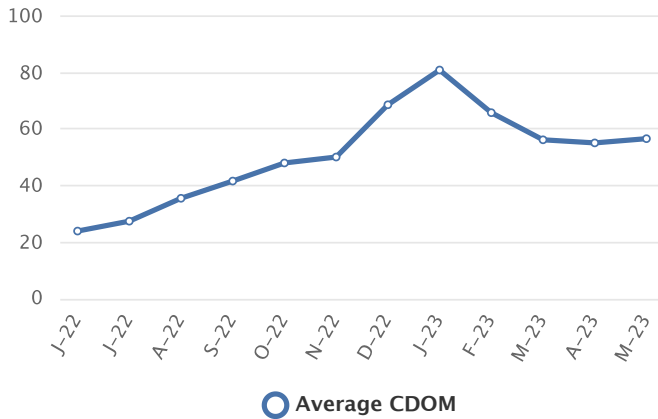
### Absorption Rate, in Months



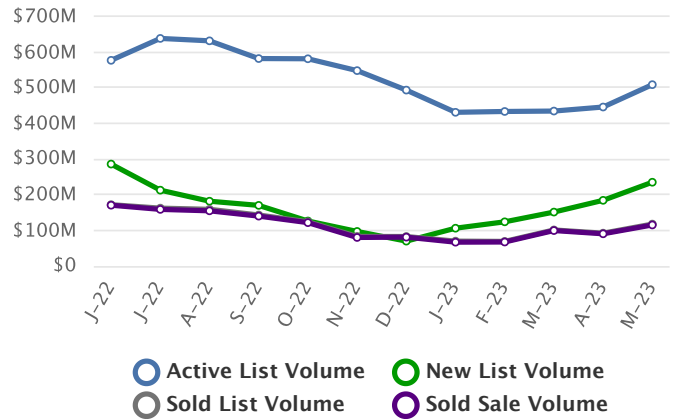
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	May-23	May-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	2.88	2.06	39.81	2.41	1.59	51.57
Average List Price	\$730,530	\$653,923	11.71	\$593,089	\$564,750	5.02
Median List Price	\$545,000	\$524,950	3.82	\$469,450	\$469,000	0.10
Average Sale Price	\$485,666	\$501,326	-3.12	\$468,511	\$489,678	-4.32
Median Sale Price	\$422,000	\$435,000	-2.99	\$417,500	\$426,000	-2.00
Average CDOM	56	22	154.55	61	29	110.34
Median CDOM	16	7	128.57	29	9	222.22

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	1	0.0	3	6	-50.0
150,000-199,999	6	4	50.0	16	20	-20.0
200,000-249,999	6	6	0.0	38	37	2.7
250,000-299,999	18	21	-14.3	84	106	-20.8
300,000-349,999	27	41	-34.1	132	216	-38.9
350,000-399,999	40	58	-31.0	149	262	-43.1
400,000-449,999	42	48	-12.5	129	246	-47.6
450,000-499,999	23	31	-25.8	86	158	-45.6
500,000-549,999	15	30	-50.0	61	116	-47.4
550,000-599,999	12	25	-52.0	59	105	-43.8
600,000-649,999	8	15	-46.7	37	68	-45.6
650,000-699,999	8	6	33.3	40	52	-23.1
700,000-749,999	12	12	0.0	31	51	-39.2
750,000-799,999	5	9	-44.4	21	34	-38.2
800,000-849,999	2	8	-75.0	9	26	-65.4
850,000-899,999	1	6	-83.3	8	25	-68.0
900,000-949,999	0	4	-100.0	3	15	-80.0
950,000-999,999	2	1	100.0	10	6	66.7
1,000,000-1,099,999	3	2	50.0	7	9	-22.2

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	1	1	0.0	3	3	0.0
150,000-199,999	4	5	-20.0	18	19	-5.3
200,000-249,999	12	6	100.0	41	38	7.9
250,000-299,999	21	22	-4.5	111	113	-1.8
300,000-349,999	33	26	26.9	148	197	-24.9
350,000-399,999	46	55	-16.4	194	268	-27.6
400,000-449,999	34	44	-22.7	143	230	-37.8
450,000-499,999	30	31	-3.2	119	175	-32.0
500,000-549,999	15	25	-40.0	71	107	-33.6
550,000-599,999	16	27	-40.7	69	148	-53.4
600,000-649,999	14	11	27.3	50	70	-28.6
650,000-699,999	20	11	81.8	62	52	19.2
700,000-749,999	3	11	-72.7	16	53	-69.8
750,000-799,999	10	18	-44.4	36	46	-21.7
800,000-849,999	2	4	-50.0	7	20	-65.0
850,000-899,999	5	5	0.0	16	30	-46.7
900,000-949,999	3	2	50.0	7	10	-30.0
950,000-999,999	6	2	200.0	14	11	27.3
1,000,000-1,099,999	1	1	0.0	4	12	-66.7

## Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	1	2	-50.0	4	7	-42.9
1,200,000-1,299,999	1	3	-66.7	2	14	-85.7
1,300,000-1,399,999	2	1	100.0	2	10	-80.0
1,400,000-1,499,999	0	2	-100.0	0	7	-100.0
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	2	-100.0
1,700,000-1,799,999	0	0	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	1	-100.0	1	1	0.0
2,250,000-2,499,999	1	0	N/A	1	2	-50.0
2,500,000-2,749,999	1	0	N/A	1	0	N/A
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	237	338	-29.9	937	1605	-41.6

## Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	3	4	-25.0	5	11	-54.5
1,200,000-1,299,999	0	3	-100.0	4	16	-75.0
1,300,000-1,399,999	0	2	-100.0	2	11	-81.8
1,400,000-1,499,999	0	1	-100.0	2	5	-60.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	2	0	N/A	2	2	0.0
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	1	0	N/A	2	0	N/A
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	1	0	N/A	1	2	-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	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	283	317	-10.7	1150	1654	-30.5

## 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	0	5	-100.0	3	8	-62.5
150,000-199,999	5	8	-37.5	26	33	-21.2
200,000-249,999	19	21	-9.5	66	64	3.1
250,000-299,999	28	39	-28.2	151	167	-9.6
300,000-349,999	47	36	30.6	205	259	-20.8
350,000-399,999	80	86	-7.0	298	375	-20.5
400,000-449,999	61	72	-15.3	233	313	-25.6
450,000-499,999	73	69	5.8	221	278	-20.5
500,000-549,999	39	54	-27.8	122	178	-31.5
550,000-599,999	48	68	-29.4	125	228	-45.2
600,000-649,999	35	28	25.0	104	107	-2.8
650,000-699,999	45	45	0.0	122	114	7.0
700,000-749,999	31	17	82.4	59	79	-25.3
750,000-799,999	31	29	6.9	83	81	2.5
800,000-849,999	7	12	-41.7	19	40	-52.5
850,000-899,999	22	21	4.8	50	60	-16.7
900,000-949,999	6	4	50.0	14	17	-17.6
950,000-999,999	24	13	84.6	40	33	21.2
1,000,000-1,099,999	10	9	11.1	19	24	-20.8
1,100,000-1,199,999	14	19	-26.3	26	34	-23.5
1,200,000-1,299,999	16	12	33.3	30	33	-9.1
1,300,000-1,399,999	8	8	0.0	14	25	-44.0
1,400,000-1,499,999	4	4	0.0	8	9	-11.1
1,500,000-1,599,999	9	1	800.0	13	4	225.0
1,600,000-1,699,999	3	3	0.0	6	7	-14.3
1,700,000-1,799,999	4	3	33.3	6	6	0.0
1,800,000-1,899,999	1	1	0.0	1	4	-75.0
1,900,000-1,999,999	3	5	-40.0	4	8	-50.0
2,000,000-2,249,999	2	4	-50.0	3	4	-25.0

## 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	1	1	0.0	3	5	-40.0
150,000-199,999	6	5	20.0	21	26	-19.2
200,000-249,999	10	11	-9.1	42	53	-20.8
250,000-299,999	21	32	-34.4	109	142	-23.2
300,000-349,999	34	49	-30.6	141	220	-35.9
350,000-399,999	61	64	-4.7	218	327	-33.3
400,000-449,999	41	62	-33.9	166	266	-37.6
450,000-499,999	46	74	-37.8	159	240	-33.7
500,000-549,999	25	38	-34.2	85	151	-43.7
550,000-599,999	21	38	-44.7	86	188	-54.3
600,000-649,999	21	15	40.0	72	87	-17.2
650,000-699,999	25	33	-24.2	86	92	-6.5
700,000-749,999	8	15	-46.7	40	65	-38.5
750,000-799,999	10	18	-44.4	54	59	-8.5
800,000-849,999	2	11	-81.8	11	33	-66.7
850,000-899,999	12	11	9.1	34	47	-27.7
900,000-949,999	3	3	0.0	9	15	-40.0
950,000-999,999	6	8	-25.0	26	23	13.0
1,000,000-1,099,999	3	2	50.0	10	15	-33.3
1,100,000-1,199,999	12	5	140.0	19	23	-17.4
1,200,000-1,299,999	6	3	100.0	20	21	-4.8
1,300,000-1,399,999	3	2	50.0	9	14	-35.7
1,400,000-1,499,999	0	0	0.0	2	4	-50.0
1,500,000-1,599,999	5	1	400.0	8	1	700.0
1,600,000-1,699,999	2	4	-50.0	3	6	-50.0
1,700,000-1,799,999	1	1	0.0	3	4	-25.0
1,800,000-1,899,999	0	2	-100.0	1	4	-75.0
1,900,000-1,999,999	0	2	-100.0	0	3	-100.0
2,000,000-2,249,999	1	0	N/A	2	2	0.0

## Active Listings

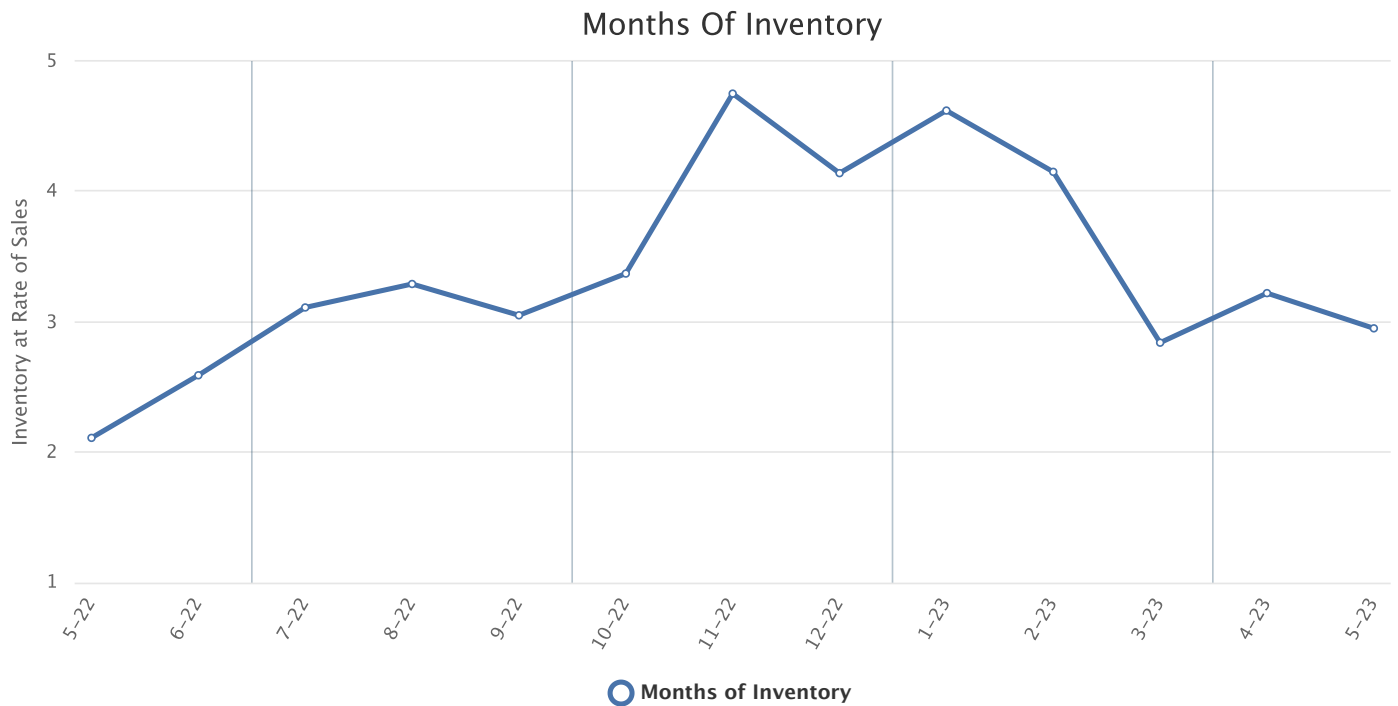
	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	5	2	150.0	7	5	40.0
2,500,000-2,749,999	5	2	150.0	7	3	133.3
2,750,000-2,999,999	0	1	-100.0	5	3	66.7
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	2	1	100.0	2	2	0.0
3,500,000-3,749,999	1	0	N/A	1	0	N/A
3,750,000-3,999,999	0	2	-100.0	1	2	-50.0
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	1	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
5,000,000+	6	2	200.0	7	3	133.3
Totals	696	708	-1.7	2106	2615	-19.5

## New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	2	1	100.0	3	3	0.0
2,500,000-2,749,999	3	0	N/A	3	0	N/A
2,750,000-2,999,999	1	2	-50.0	1	2	-50.0
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	1	0	N/A	1	1	0.0
4,000,000-4,249,999	0	0	0.0	0	1	-100.0
4,250,000-4,499,999	0	1	-100.0	0	1	-100.0
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	2	2	0.0
Totals	393	514	-23.5	1450	2148	-32.5

# Market Trends for May 2022 - May 2023

Filters: Property type Residential; County of 'Jackson'.



	Months Inventory
May - 2023	2.95
Apr - 2023	3.22
Mar - 2023	2.84
Feb - 2023	4.15
Jan - 2023	4.62
Dec - 2022	4.14
Nov - 2022	4.75
Oct - 2022	3.37
Sep - 2022	3.05
Aug - 2022	3.29
Jul - 2022	3.11
Jun - 2022	2.59
May - 2022	2.11

# Keybox Activity Report

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

Keybox Accesses	May 22	May 23	Change
	8296	7004	-15.6%

