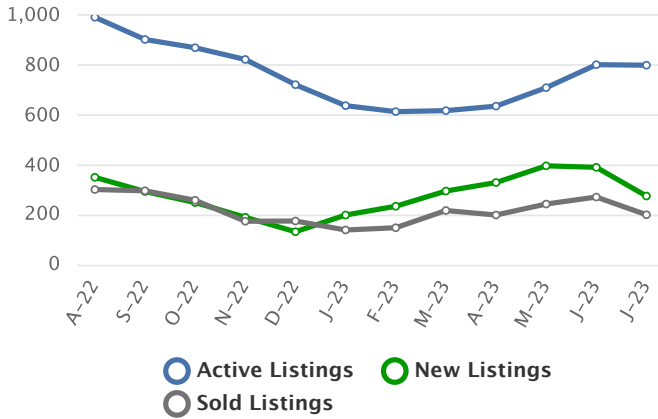


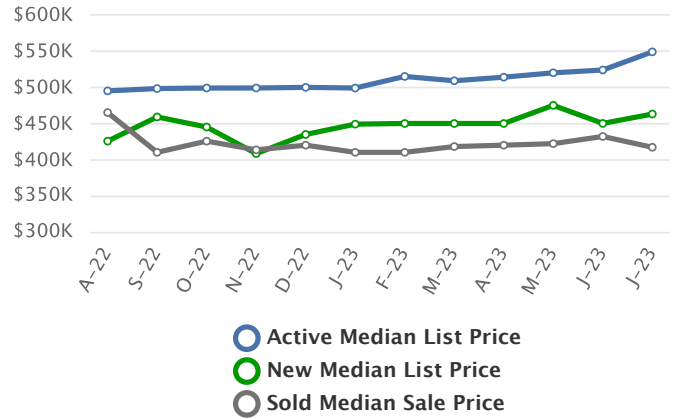
Market Summary

Jackson Residential, July 2023

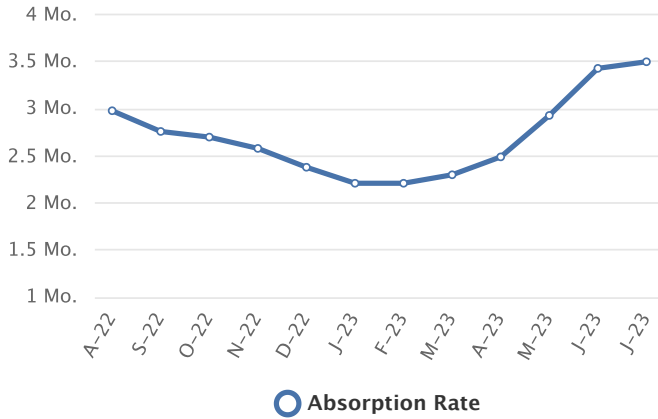
Number of Listings



Listing Prices



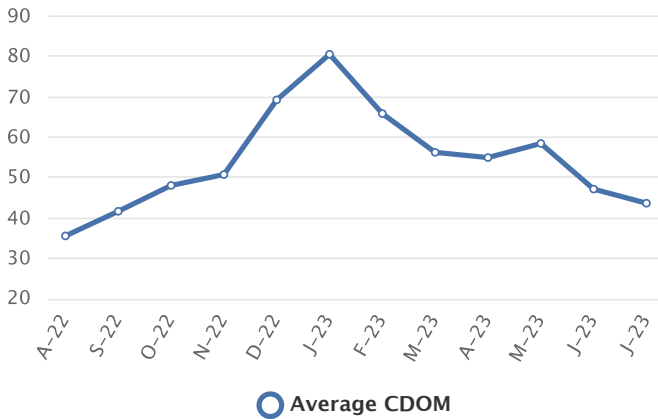
Absorption Rate, in Months



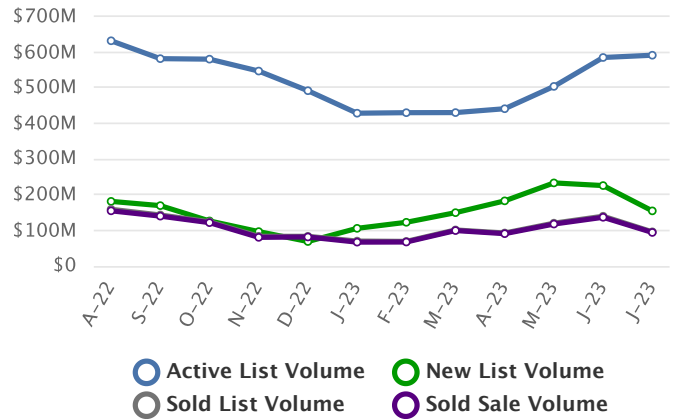
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jul-23	Jul-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	3.5	2.91	20.27	2.72	1.92	41.67
Average List Price	\$739,625	\$647,964	14.15	\$583,113	\$557,448	4.60
Median List Price	\$549,000	\$499,999	9.80	\$459,000	\$464,900	-1.27
Average Sale Price	\$470,612	\$497,579	-5.42	\$474,580	\$493,214	-3.78
Median Sale Price	\$417,000	\$435,000	-4.14	\$419,900	\$430,000	-2.35
Average CDOM	43	27	59.26	56	28	100.00
Median CDOM	14	14	0.00	22	9	144.44

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	0	N/A	7	6	16.7
150,000-199,999	3	7	-57.1	25	30	-16.7
200,000-249,999	7	5	40.0	53	45	17.8
250,000-299,999	16	27	-40.7	126	159	-20.8
300,000-349,999	20	38	-47.4	185	286	-35.3
350,000-399,999	37	48	-22.9	229	363	-36.9
400,000-449,999	33	42	-21.4	192	340	-43.5
450,000-499,999	21	33	-36.4	131	226	-42.0
500,000-549,999	10	25	-60.0	91	165	-44.8
550,000-599,999	11	26	-57.7	87	155	-43.9
600,000-649,999	11	16	-31.2	60	109	-45.0
650,000-699,999	8	11	-27.3	64	72	-11.1
700,000-749,999	5	10	-50.0	44	75	-41.3
750,000-799,999	5	5	0.0	31	50	-38.0
800,000-849,999	2	8	-75.0	15	39	-61.5
850,000-899,999	1	6	-83.3	18	34	-47.1
900,000-949,999	2	2	0.0	7	20	-65.0
950,000-999,999	2	2	0.0	18	11	63.6
1,000,000-1,099,999	2	0	N/A	9	10	-10.0

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	1	0	N/A	4	3	33.3
150,000-199,999	2	2	0.0	23	24	-4.2
200,000-249,999	8	10	-20.0	57	52	9.6
250,000-299,999	21	24	-12.5	154	156	-1.3
300,000-349,999	33	26	26.9	202	256	-21.1
350,000-399,999	55	41	34.1	283	350	-19.1
400,000-449,999	36	32	12.5	211	301	-29.9
450,000-499,999	30	28	7.1	173	240	-27.9
500,000-549,999	15	20	-25.0	100	147	-32.0
550,000-599,999	11	22	-50.0	102	194	-47.4
600,000-649,999	9	19	-52.6	71	99	-28.3
650,000-699,999	23	18	27.8	98	84	16.7
700,000-749,999	1	4	-75.0	23	63	-63.5
750,000-799,999	2	8	-75.0	43	62	-30.6
800,000-849,999	7	1	600.0	15	31	-51.6
850,000-899,999	7	4	75.0	28	40	-30.0
900,000-949,999	0	1	-100.0	7	15	-53.3
950,000-999,999	6	2	200.0	26	15	73.3
1,000,000-1,099,999	2	1	100.0	7	14	-50.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	1	5	-80.0	8	17	-52.9
1,200,000-1,299,999	1	1	0.0	4	19	-78.9
1,300,000-1,399,999	1	0	N/A	3	11	-72.7
1,400,000-1,499,999	0	0	0.0	1	7	-85.7
1,500,000-1,599,999	0	0	0.0	1	0	N/A
1,600,000-1,699,999	0	0	0.0	0	2	-100.0
1,700,000-1,799,999	0	0	0.0	1	2	-50.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	1	0	N/A
2,000,000-2,249,999	0	0	0.0	2	1	100.0
2,250,000-2,499,999	0	1	-100.0	1	3	-66.7
2,500,000-2,749,999	0	0	0.0	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	1	-100.0	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	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	200	319	-37.3	1417	2261	-37.3

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	1	1	0.0	9	15	-40.0
1,200,000-1,299,999	4	2	100.0	12	18	-33.3
1,300,000-1,399,999	2	0	N/A	5	13	-61.5
1,400,000-1,499,999	1	0	N/A	3	5	-40.0
1,500,000-1,599,999	1	2	-50.0	2	2	0.0
1,600,000-1,699,999	0	0	0.0	2	3	-33.3
1,700,000-1,799,999	2	0	N/A	4	1	300.0
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	0	0	0.0	2	0	N/A
2,000,000-2,249,999	0	1	-100.0	0	1	-100.0
2,250,000-2,499,999	0	1	-100.0	1	4	-75.0
2,500,000-2,749,999	0	0	0.0	1	1	0.0
2,750,000-2,999,999	1	0	N/A	2	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	1	0	N/A	1	0	N/A
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	1	-100.0	0	1	-100.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	283	271	4.4	1673	2214	-24.4

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	2	0	N/A	4	1	300.0
100,000-149,999	1	4	-75.0	5	10	-50.0
150,000-199,999	7	11	-36.4	32	41	-22.0
200,000-249,999	17	29	-41.4	84	89	-5.6
250,000-299,999	23	58	-60.3	201	235	-14.5
300,000-349,999	61	68	-10.3	283	352	-19.6
350,000-399,999	92	124	-25.8	410	524	-21.8
400,000-449,999	80	100	-20.0	317	436	-27.3
450,000-499,999	73	99	-26.3	289	369	-21.7
500,000-549,999	50	71	-29.6	165	245	-32.7
550,000-599,999	43	81	-46.9	167	302	-44.7
600,000-649,999	38	44	-13.6	125	147	-15.0
650,000-699,999	56	56	0.0	172	151	13.9
700,000-749,999	30	24	25.0	63	99	-36.4
750,000-799,999	30	33	-9.1	97	109	-11.0
800,000-849,999	15	16	-6.2	34	52	-34.6
850,000-899,999	20	29	-31.0	61	84	-27.4
900,000-949,999	7	7	0.0	16	22	-27.3
950,000-999,999	28	20	40.0	57	45	26.7
1,000,000-1,099,999	12	11	9.1	22	28	-21.4
1,100,000-1,199,999	23	19	21.1	38	44	-13.6
1,200,000-1,299,999	22	18	22.2	41	44	-6.8
1,300,000-1,399,999	11	8	37.5	18	27	-33.3
1,400,000-1,499,999	5	6	-16.7	10	13	-23.1
1,500,000-1,599,999	12	5	140.0	16	9	77.8
1,600,000-1,699,999	3	5	-40.0	8	8	0.0
1,700,000-1,799,999	4	5	-20.0	10	7	42.9
1,800,000-1,899,999	2	3	-33.3	2	6	-66.7
1,900,000-1,999,999	4	6	-33.3	6	9	-33.3
2,000,000-2,249,999	4	5	-20.0	4	6	-33.3

New 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	1	1	0.0	5	7	-28.6
150,000-199,999	0	5	-100.0	27	34	-20.6
200,000-249,999	7	11	-36.4	59	78	-24.4
250,000-299,999	20	32	-37.5	157	210	-25.2
300,000-349,999	29	46	-37.0	217	313	-30.7
350,000-399,999	43	70	-38.6	326	476	-31.5
400,000-449,999	27	58	-53.4	241	389	-38.0
450,000-499,999	32	43	-25.6	228	331	-31.1
500,000-549,999	25	25	0.0	129	218	-40.8
550,000-599,999	15	28	-46.4	120	262	-54.2
600,000-649,999	14	16	-12.5	94	127	-26.0
650,000-699,999	12	12	0.0	136	129	5.4
700,000-749,999	5	10	-50.0	46	85	-45.9
750,000-799,999	5	14	-64.3	68	87	-21.8
800,000-849,999	7	2	250.0	26	45	-42.2
850,000-899,999	7	10	-30.0	45	71	-36.6
900,000-949,999	2	1	100.0	12	20	-40.0
950,000-999,999	2	3	-33.3	41	35	17.1
1,000,000-1,099,999	1	2	-50.0	14	19	-26.3
1,100,000-1,199,999	7	5	40.0	32	33	-3.0
1,200,000-1,299,999	4	6	-33.3	31	32	-3.1
1,300,000-1,399,999	1	0	N/A	12	16	-25.0
1,400,000-1,499,999	0	4	-100.0	5	8	-37.5
1,500,000-1,599,999	2	2	0.0	11	6	83.3
1,600,000-1,699,999	0	1	-100.0	5	7	-28.6
1,700,000-1,799,999	1	0	N/A	7	5	40.0
1,800,000-1,899,999	0	1	-100.0	1	6	-83.3
1,900,000-1,999,999	1	0	N/A	3	4	-25.0
2,000,000-2,249,999	1	0	N/A	3	4	-25.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	4	5	-20.0	6	8	-25.0
2,500,000-2,749,999	9	4	125.0	10	5	100.0
2,750,000-2,999,999	1	2	-50.0	6	3	100.0
3,000,000-3,249,999	1	0	N/A	1	0	N/A
3,250,000-3,499,999	1	1	0.0	3	2	50.0
3,500,000-3,749,999	1	2	-50.0	1	2	-50.0
3,750,000-3,999,999	1	2	-50.0	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	1	0.0	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	0	0.0	0	1	-100.0
5,000,000+	5	2	150.0	7	3	133.3
Totals	799	985	-18.9	2794	3543	-21.1

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	1	1	0.0	3	6	-50.0
2,500,000-2,749,999	1	0	N/A	5	2	150.0
2,750,000-2,999,999	0	0	0.0	2	2	0.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	1	0	N/A	1	0	N/A
3,500,000-3,749,999	0	1	-100.0	0	2	-100.0
3,750,000-3,999,999	0	0	0.0	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	0	0.0	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	275	410	-32.9	2118	3076	-31.1

Market Trends for Jul 2022 - Jul 2023

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



	Months Inventory
Jul - 2023	3.49
Jun - 2023	2.97
May - 2023	2.93
Apr - 2023	3.22
Mar - 2023	2.86
Feb - 2023	4.16
Jan - 2023	4.60
Dec - 2022	4.13
Nov - 2022	4.74
Oct - 2022	3.37
Sep - 2022	3.06
Aug - 2022	3.29
Jul - 2022	3.11

Keybox Activity Report

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

Keybox Accesses	Jul 22	Jul 23	Change
	7999	7404	-7.4%

