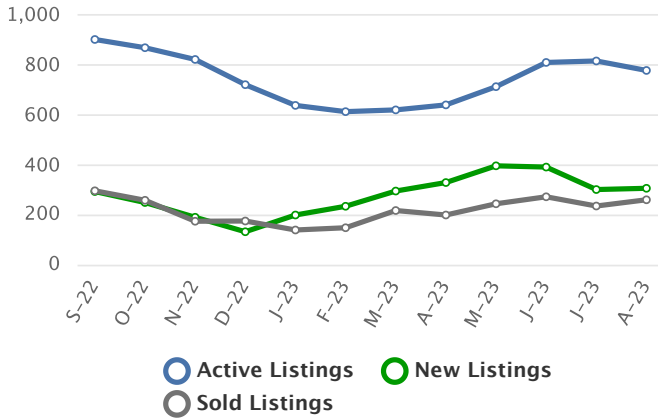


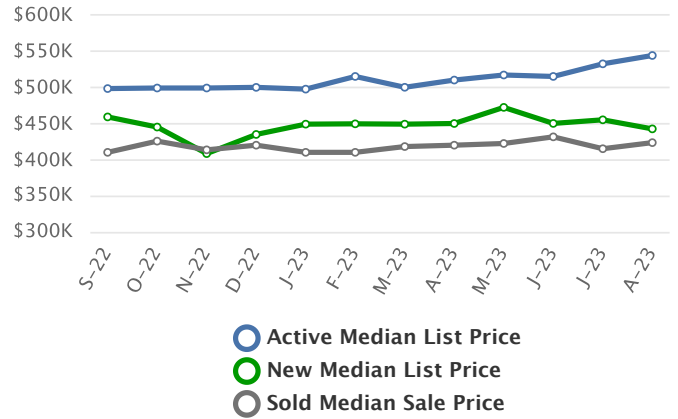
Market Summary

Jackson Residential, August 2023

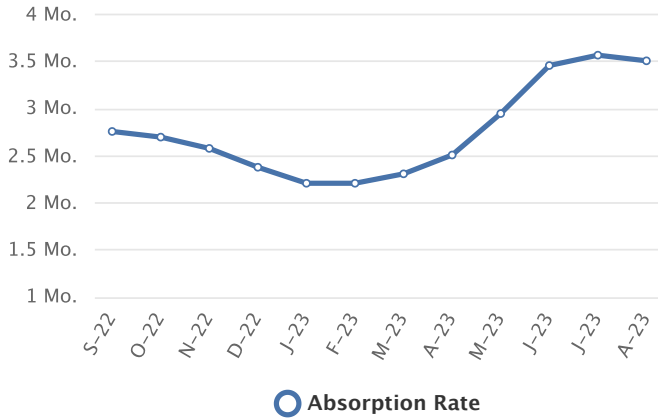
Number of Listings



Listing Prices



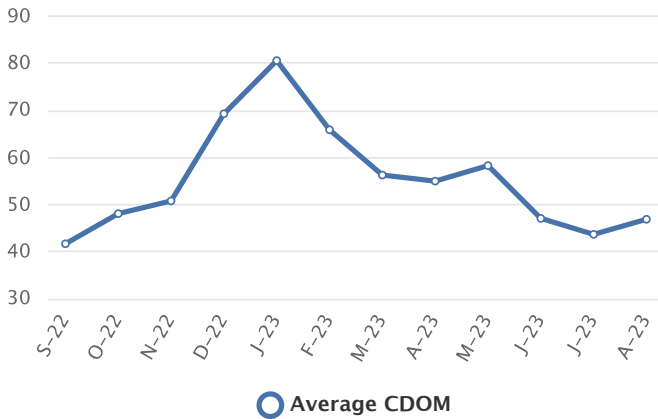
Absorption Rate, in Months



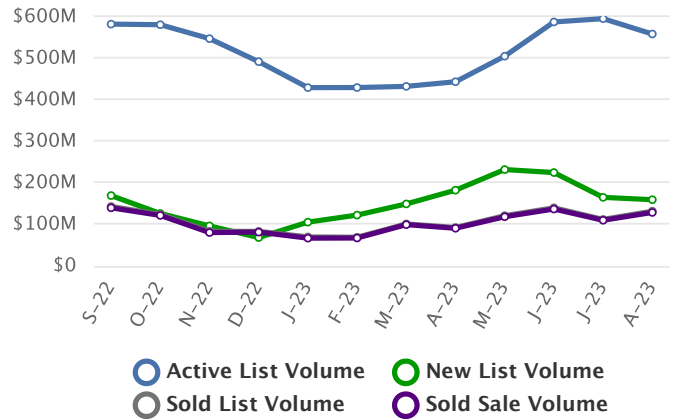
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-23	Aug-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	3.51	2.98	17.79	2.84	2.05	38.54
Average List Price	\$716,594	\$637,175	12.46	\$574,710	\$553,868	3.76
Median List Price	\$544,000	\$495,000	9.90	\$455,000	\$459,000	-0.87
Average Sale Price	\$495,038	\$514,061	-3.70	\$477,472	\$495,663	-3.67
Median Sale Price	\$423,438	\$465,000	-8.94	\$419,995	\$435,000	-3.45
Average CDOM	46	35	31.43	54	29	86.21
Median CDOM	25	19	31.58	23	10	130.00

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	0	N/A	2	2	0.0
100,000-149,999	0	2	-100.0	7	8	-12.5
150,000-199,999	3	2	50.0	28	32	-12.5
200,000-249,999	9	7	28.6	62	52	19.2
250,000-299,999	16	27	-40.7	147	186	-21.0
300,000-349,999	33	25	32.0	221	311	-28.9
350,000-399,999	53	45	17.8	291	408	-28.7
400,000-449,999	32	35	-8.6	229	375	-38.9
450,000-499,999	28	32	-12.5	163	258	-36.8
500,000-549,999	12	28	-57.1	104	193	-46.1
550,000-599,999	15	25	-40.0	108	180	-40.0
600,000-649,999	13	19	-31.6	73	128	-43.0
650,000-699,999	13	14	-7.1	79	86	-8.1
700,000-749,999	5	6	-16.7	49	81	-39.5
750,000-799,999	1	5	-80.0	33	55	-40.0
800,000-849,999	7	9	-22.2	22	48	-54.2
850,000-899,999	3	3	0.0	21	37	-43.2
900,000-949,999	3	1	200.0	10	21	-52.4
950,000-999,999	1	2	-50.0	19	13	46.2
1,000,000-1,099,999	1	1	0.0	10	11	-9.1

Pending 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	3	-66.7	5	6	-16.7
150,000-199,999	5	1	400.0	28	25	12.0
200,000-249,999	11	7	57.1	68	59	15.3
250,000-299,999	20	32	-37.5	171	188	-9.0
300,000-349,999	35	46	-23.9	235	302	-22.2
350,000-399,999	44	57	-22.8	321	407	-21.1
400,000-449,999	33	53	-37.7	243	354	-31.4
450,000-499,999	33	24	37.5	203	264	-23.1
500,000-549,999	19	25	-24.0	117	172	-32.0
550,000-599,999	16	27	-40.7	117	221	-47.1
600,000-649,999	9	8	12.5	80	107	-25.2
650,000-699,999	10	10	0.0	105	94	11.7
700,000-749,999	6	7	-14.3	29	70	-58.6
750,000-799,999	4	8	-50.0	47	70	-32.9
800,000-849,999	1	2	-50.0	15	33	-54.5
850,000-899,999	5	7	-28.6	33	47	-29.8
900,000-949,999	4	1	300.0	11	16	-31.2
950,000-999,999	2	1	100.0	27	16	68.8
1,000,000-1,099,999	2	0	N/A	8	14	-42.9

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	3	5	-40.0	12	22	-45.5
1,200,000-1,299,999	2	2	0.0	6	21	-71.4
1,300,000-1,399,999	0	2	-100.0	3	13	-76.9
1,400,000-1,499,999	2	0	N/A	3	7	-57.1
1,500,000-1,599,999	1	2	-50.0	2	2	0.0
1,600,000-1,699,999	3	0	N/A	3	2	50.0
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	1	-100.0	1	1	0.0
2,000,000-2,249,999	0	1	-100.0	2	2	0.0
2,250,000-2,499,999	0	0	0.0	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	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	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	260	301	-13.6	1714	2562	-33.1

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	4	3	33.3	13	18	-27.8
1,200,000-1,299,999	2	2	0.0	14	20	-30.0
1,300,000-1,399,999	2	0	N/A	5	13	-61.5
1,400,000-1,499,999	0	0	0.0	2	5	-60.0
1,500,000-1,599,999	0	0	0.0	2	2	0.0
1,600,000-1,699,999	0	1	-100.0	2	4	-50.0
1,700,000-1,799,999	1	0	N/A	5	1	400.0
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	1	0	N/A	3	0	N/A
2,000,000-2,249,999	1	0	N/A	1	1	0.0
2,250,000-2,499,999	0	0	0.0	1	4	-75.0
2,500,000-2,749,999	0	0	0.0	1	1	0.0
2,750,000-2,999,999	0	0	0.0	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	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	1	-100.0
5,000,000+	1	0	N/A	1	0	N/A
Totals	273	325	-16.0	1918	2539	-24.5

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	0	N/A	5	2	150.0
100,000-149,999	1	3	-66.7	7	13	-46.2
150,000-199,999	9	11	-18.2	41	42	-2.4
200,000-249,999	14	31	-54.8	89	101	-11.9
250,000-299,999	39	57	-31.6	232	260	-10.8
300,000-349,999	65	82	-20.7	327	397	-17.6
350,000-399,999	85	124	-31.5	449	588	-23.6
400,000-449,999	66	102	-35.3	352	480	-26.7
450,000-499,999	73	111	-34.2	322	406	-20.7
500,000-549,999	41	64	-35.9	179	264	-32.2
550,000-599,999	53	78	-32.1	192	329	-41.6
600,000-649,999	41	40	2.5	140	159	-11.9
650,000-699,999	51	46	10.9	184	164	12.2
700,000-749,999	24	28	-14.3	73	108	-32.4
750,000-799,999	35	34	2.9	110	118	-6.8
800,000-849,999	11	14	-21.4	35	55	-36.4
850,000-899,999	20	30	-33.3	67	89	-24.7
900,000-949,999	7	6	16.7	19	23	-17.4
950,000-999,999	23	20	15.0	60	50	20.0
1,000,000-1,099,999	11	11	0.0	26	29	-10.3
1,100,000-1,199,999	23	21	9.5	41	47	-12.8
1,200,000-1,299,999	20	18	11.1	46	46	0.0
1,300,000-1,399,999	14	8	75.0	22	29	-24.1
1,400,000-1,499,999	4	6	-33.3	9	13	-30.8
1,500,000-1,599,999	10	5	100.0	14	10	40.0
1,600,000-1,699,999	2	4	-50.0	7	8	-12.5
1,700,000-1,799,999	3	5	-40.0	11	8	37.5
1,800,000-1,899,999	2	2	0.0	2	6	-66.7
1,900,000-1,999,999	4	6	-33.3	6	10	-40.0
2,000,000-2,249,999	4	6	-33.3	5	7	-28.6

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	1	0.0	3	2	50.0
100,000-149,999	2	3	-33.3	7	10	-30.0
150,000-199,999	7	1	600.0	36	35	2.9
200,000-249,999	2	11	-81.8	64	90	-28.9
250,000-299,999	26	26	0.0	190	235	-19.1
300,000-349,999	46	45	2.2	264	358	-26.3
350,000-399,999	40	64	-37.5	367	540	-32.0
400,000-449,999	33	44	-25.0	280	433	-35.3
450,000-499,999	28	37	-24.3	262	368	-28.8
500,000-549,999	20	19	5.3	144	237	-39.2
550,000-599,999	21	27	-22.2	150	289	-48.1
600,000-649,999	11	12	-8.3	107	139	-23.0
650,000-699,999	14	13	7.7	149	142	4.9
700,000-749,999	16	9	77.8	55	94	-41.5
750,000-799,999	9	9	0.0	80	96	-16.7
800,000-849,999	3	3	0.0	29	48	-39.6
850,000-899,999	3	5	-40.0	51	76	-32.9
900,000-949,999	4	1	300.0	15	21	-28.6
950,000-999,999	4	5	-20.0	45	40	12.5
1,000,000-1,099,999	3	1	200.0	18	20	-10.0
1,100,000-1,199,999	4	3	33.3	35	36	-2.8
1,200,000-1,299,999	4	2	100.0	35	34	2.9
1,300,000-1,399,999	2	2	0.0	16	18	-11.1
1,400,000-1,499,999	0	0	0.0	4	8	-50.0
1,500,000-1,599,999	1	1	0.0	10	7	42.9
1,600,000-1,699,999	0	0	0.0	4	7	-42.9
1,700,000-1,799,999	0	1	-100.0	8	6	33.3
1,800,000-1,899,999	0	0	0.0	1	6	-83.3
1,900,000-1,999,999	0	1	-100.0	3	5	-40.0
2,000,000-2,249,999	1	1	0.0	4	5	-20.0

Active Listings

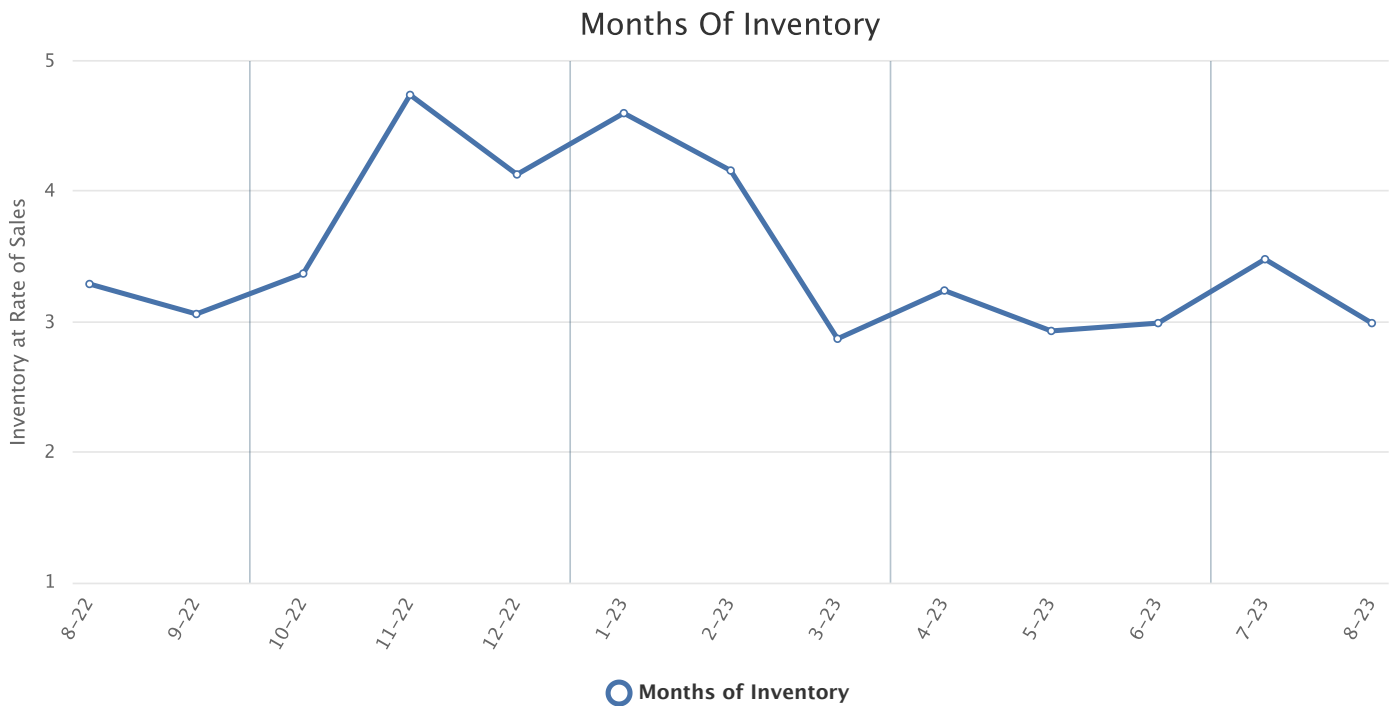
	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	3	4	-25.0	5	8	-37.5
2,500,000-2,749,999	8	4	100.0	10	5	100.0
2,750,000-2,999,999	2	2	0.0	7	5	40.0
3,000,000-3,249,999	1	0	N/A	1	0	N/A
3,250,000-3,499,999	1	1	0.0	3	2	50.0
3,500,000-3,749,999	1	2	-50.0	1	2	-50.0
3,750,000-3,999,999	1	1	0.0	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	1	-100.0
4,750,000-4,999,999	0	0	0.0	0	1	-100.0
5,000,000+	4	2	100.0	7	3	133.3
Totals	778	991	-21.5	3109	3893	-20.1

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	0	0	0.0	2	6	-66.7
2,500,000-2,749,999	0	0	0.0	5	2	150.0
2,750,000-2,999,999	1	2	-50.0	3	4	-25.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	0	0	0.0	1	0	N/A
3,500,000-3,749,999	0	0	0.0	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	1	-100.0	0	1	-100.0
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	306	350	-12.6	2451	3426	-28.5

Market Trends for Aug 2022 - Aug 2023

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



	Months Inventory
Aug - 2023	2.99
Jul - 2023	3.48
Jun - 2023	2.99
May - 2023	2.93
Apr - 2023	3.24
Mar - 2023	2.87
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

Keybox Activity Report

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

Keybox Accesses	Aug 22	Aug 23	Change
	8416	6985	-17.0%

