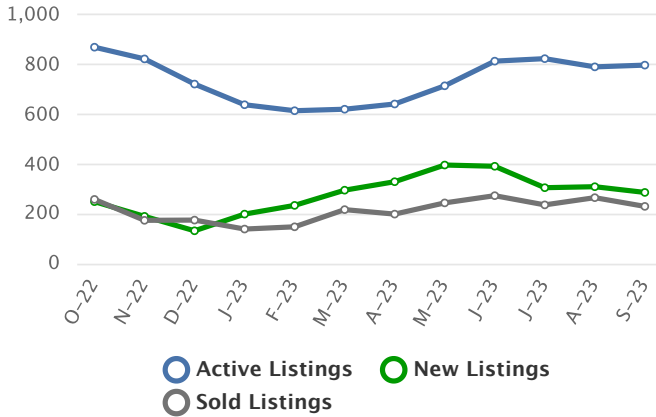


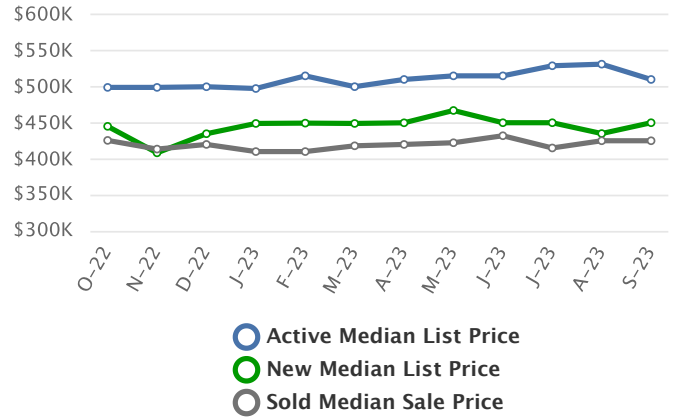
Market Summary

Jackson Residential, September 2023

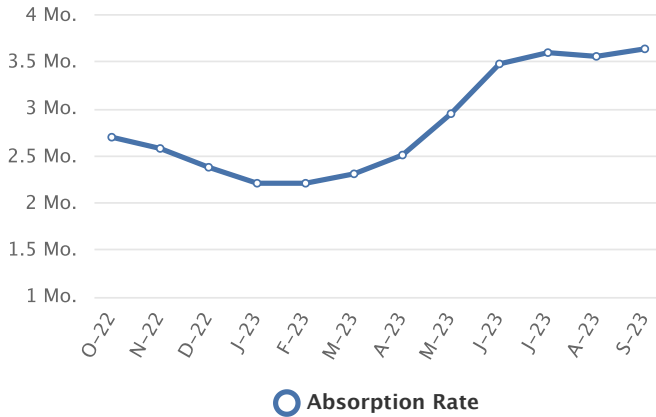
Number of Listings



Listing Prices



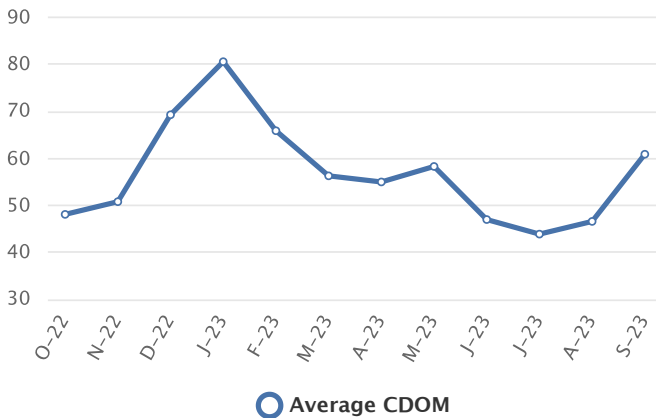
Absorption Rate, in Months



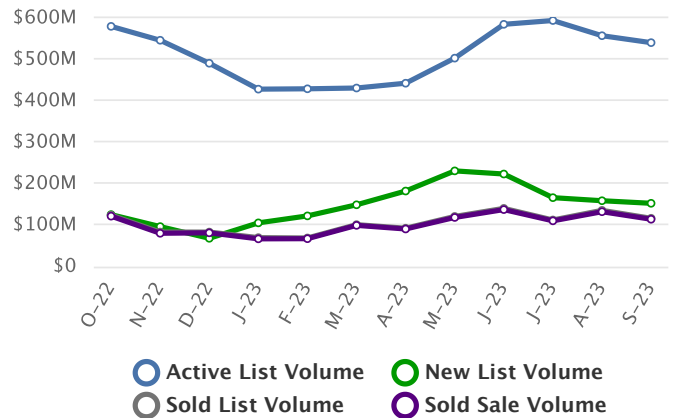
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Sep-23	Sep-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	3.64	2.76	31.88	2.94	2.13	38.03
Average List Price	\$676,872	\$644,218	5.07	\$568,876	\$555,496	2.41
Median List Price	\$510,000	\$498,250	2.36	\$450,000	\$459,000	-1.96
Average Sale Price	\$496,360	\$472,577	5.03	\$480,262	\$493,272	-2.64
Median Sale Price	\$425,000	\$410,000	3.66	\$420,000	\$430,000	-2.33
Average CDOM	60	41	46.34	55	30	83.33
Median CDOM	24	27	-11.11	23	12	91.67

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	0	N/A	3	2	50.0
100,000-149,999	3	1	200.0	10	9	11.1
150,000-199,999	5	2	150.0	33	34	-2.9
200,000-249,999	11	9	22.2	73	61	19.7
250,000-299,999	16	26	-38.5	163	212	-23.1
300,000-349,999	36	47	-23.4	258	358	-27.9
350,000-399,999	28	54	-48.1	320	462	-30.7
400,000-449,999	26	40	-35.0	256	415	-38.3
450,000-499,999	26	26	0.0	190	284	-33.1
500,000-549,999	16	20	-20.0	120	213	-43.7
550,000-599,999	12	21	-42.9	120	201	-40.3
600,000-649,999	4	5	-20.0	78	133	-41.4
650,000-699,999	13	14	-7.1	92	100	-8.0
700,000-749,999	6	9	-33.3	56	90	-37.8
750,000-799,999	4	2	100.0	37	57	-35.1
800,000-849,999	2	3	-33.3	24	51	-52.9
850,000-899,999	3	6	-50.0	24	43	-44.2
900,000-949,999	4	3	33.3	14	24	-41.7
950,000-999,999	3	0	N/A	22	13	69.2
1,000,000-1,099,999	4	1	300.0	14	12	16.7

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	1	-100.0	3	2	50.0
100,000-149,999	1	2	-50.0	6	8	-25.0
150,000-199,999	5	2	150.0	32	27	18.5
200,000-249,999	5	4	25.0	73	63	15.9
250,000-299,999	24	15	60.0	192	203	-5.4
300,000-349,999	28	26	7.7	260	328	-20.7
350,000-399,999	37	38	-2.6	358	445	-19.6
400,000-449,999	23	35	-34.3	261	389	-32.9
450,000-499,999	15	19	-21.1	214	283	-24.4
500,000-549,999	17	15	13.3	132	187	-29.4
550,000-599,999	13	18	-27.8	130	239	-45.6
600,000-649,999	6	11	-45.5	85	118	-28.0
650,000-699,999	10	10	0.0	115	104	10.6
700,000-749,999	9	8	12.5	37	78	-52.6
750,000-799,999	5	8	-37.5	51	78	-34.6
800,000-849,999	0	6	-100.0	15	39	-61.5
850,000-899,999	4	1	300.0	37	48	-22.9
900,000-949,999	3	0	N/A	14	16	-12.5
950,000-999,999	0	2	-100.0	27	18	50.0
1,000,000-1,099,999	0	1	-100.0	8	15	-46.7

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	2	1	100.0	14	23	-39.1
1,200,000-1,299,999	1	2	-50.0	7	23	-69.6
1,300,000-1,399,999	0	1	-100.0	3	14	-78.6
1,400,000-1,499,999	1	0	N/A	4	7	-42.9
1,500,000-1,599,999	0	0	0.0	3	2	50.0
1,600,000-1,699,999	0	0	0.0	3	2	50.0
1,700,000-1,799,999	1	0	N/A	2	2	0.0
1,800,000-1,899,999	0	2	-100.0	0	2	-100.0
1,900,000-1,999,999	0	1	-100.0	1	2	-50.0
2,000,000-2,249,999	1	0	N/A	3	2	50.0
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	1	0	N/A	2	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	230	296	-22.3	1951	2858	-31.7

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	2	1	100.0	15	19	-21.1
1,200,000-1,299,999	2	2	0.0	16	22	-27.3
1,300,000-1,399,999	3	2	50.0	8	15	-46.7
1,400,000-1,499,999	0	1	-100.0	2	6	-66.7
1,500,000-1,599,999	0	1	-100.0	2	3	-33.3
1,600,000-1,699,999	1	0	N/A	3	4	-25.0
1,700,000-1,799,999	0	0	0.0	5	1	400.0
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	0	1	-100.0	3	1	200.0
2,000,000-2,249,999	0	1	-100.0	1	2	-50.0
2,250,000-2,499,999	1	0	N/A	2	4	-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	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+	0	0	0.0	1	0	N/A
Totals	214	231	-7.4	2111	2770	-23.8

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	1	0.0	5	3	66.7
100,000-149,999	0	5	-100.0	7	15	-53.3
150,000-199,999	11	10	10.0	44	46	-4.3
200,000-249,999	15	30	-50.0	97	106	-8.5
250,000-299,999	48	51	-5.9	257	278	-7.6
300,000-349,999	66	77	-14.3	354	428	-17.3
350,000-399,999	94	112	-16.1	500	634	-21.1
400,000-449,999	80	89	-10.1	392	512	-23.4
450,000-499,999	75	92	-18.5	352	436	-19.3
500,000-549,999	43	58	-25.9	197	284	-30.6
550,000-599,999	52	67	-22.4	213	348	-38.8
600,000-649,999	39	36	8.3	152	174	-12.6
650,000-699,999	48	47	2.1	195	182	7.1
700,000-749,999	26	22	18.2	87	112	-22.3
750,000-799,999	33	36	-8.3	116	131	-11.5
800,000-849,999	8	14	-42.9	35	60	-41.7
850,000-899,999	22	28	-21.4	80	96	-16.7
900,000-949,999	8	4	100.0	24	25	-4.0
950,000-999,999	17	21	-19.0	56	55	1.8
1,000,000-1,099,999	13	10	30.0	26	31	-16.1
1,100,000-1,199,999	19	18	5.6	45	51	-11.8
1,200,000-1,299,999	22	17	29.4	49	49	0.0
1,300,000-1,399,999	10	9	11.1	21	31	-32.3
1,400,000-1,499,999	5	6	-16.7	11	16	-31.2
1,500,000-1,599,999	11	5	120.0	16	10	60.0
1,600,000-1,699,999	3	3	0.0	9	8	12.5
1,700,000-1,799,999	2	6	-66.7	10	8	25.0
1,800,000-1,899,999	4	1	300.0	5	6	-16.7
1,900,000-1,999,999	1	5	-80.0	5	10	-50.0
2,000,000-2,249,999	3	3	0.0	5	7	-28.6

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	1	-100.0	3	3	0.0
100,000-149,999	0	2	-100.0	7	12	-41.7
150,000-199,999	2	4	-50.0	39	39	0.0
200,000-249,999	6	5	20.0	72	95	-24.2
250,000-299,999	21	18	16.7	215	253	-15.0
300,000-349,999	27	31	-12.9	291	389	-25.2
350,000-399,999	50	46	8.7	418	586	-28.7
400,000-449,999	33	32	3.1	320	465	-31.2
450,000-499,999	34	30	13.3	292	398	-26.6
500,000-549,999	18	20	-10.0	162	257	-37.0
550,000-599,999	19	19	0.0	170	308	-44.8
600,000-649,999	12	15	-20.0	120	154	-22.1
650,000-699,999	12	18	-33.3	160	160	0.0
700,000-749,999	12	4	200.0	69	98	-29.6
750,000-799,999	10	13	-23.1	86	109	-21.1
800,000-849,999	5	5	0.0	29	53	-45.3
850,000-899,999	8	7	14.3	64	83	-22.9
900,000-949,999	3	2	50.0	20	23	-13.0
950,000-999,999	0	5	-100.0	41	45	-8.9
1,000,000-1,099,999	0	2	-100.0	18	22	-18.2
1,100,000-1,199,999	3	4	-25.0	39	40	-2.5
1,200,000-1,299,999	4	3	33.3	38	37	2.7
1,300,000-1,399,999	1	2	-50.0	15	20	-25.0
1,400,000-1,499,999	0	3	-100.0	6	11	-45.5
1,500,000-1,599,999	1	0	N/A	12	7	71.4
1,600,000-1,699,999	2	0	N/A	6	7	-14.3
1,700,000-1,799,999	0	0	0.0	6	6	0.0
1,800,000-1,899,999	1	0	N/A	4	6	-33.3
1,900,000-1,999,999	0	0	0.0	2	5	-60.0
2,000,000-2,249,999	1	0	N/A	4	5	-20.0

Active Listings

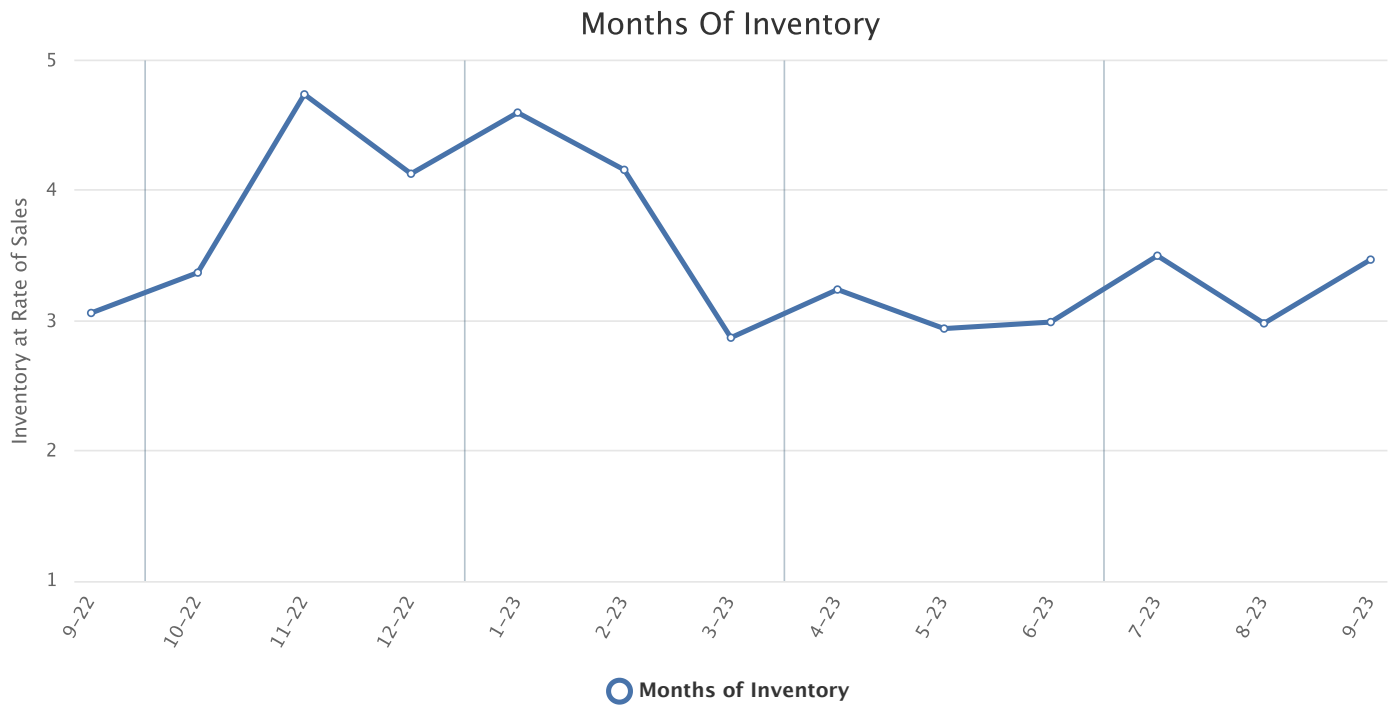
	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	6	4	50.0	9	8	12.5
2,500,000-2,749,999	3	4	-25.0	6	5	20.0
2,750,000-2,999,999	2	3	-33.3	7	5	40.0
3,000,000-3,249,999	1	0	N/A	1	0	N/A
3,250,000-3,499,999	1	0	N/A	3	2	50.0
3,500,000-3,749,999	0	2	-100.0	1	2	-50.0
3,750,000-3,999,999	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	1	-100.0	0	1	-100.0
4,750,000-4,999,999	0	0	0.0	0	1	-100.0
5,000,000+	3	2	50.0	7	5	40.0
Totals	797	902	-11.6	3402	4186	-18.7

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	1	0	N/A	6	6	0.0
2,500,000-2,749,999	0	0	0.0	2	2	0.0
2,750,000-2,999,999	0	0	0.0	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	0	0.0	0	1	-100.0
4,750,000-4,999,999	0	0	0.0	0	1	-100.0
5,000,000+	0	2	-100.0	2	4	-50.0
Totals	286	293	-2.4	2744	3719	-26.2

Market Trends for Sep 2022 - Sep 2023

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



	Months Inventory
Sep - 2023	3.47
Aug - 2023	2.98
Jul - 2023	3.50
Jun - 2023	2.99
May - 2023	2.94
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

Keybox Activity Report

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

Keybox Accesses	Sep 22	Sep 23	Change
	6903	6902	0.0%

