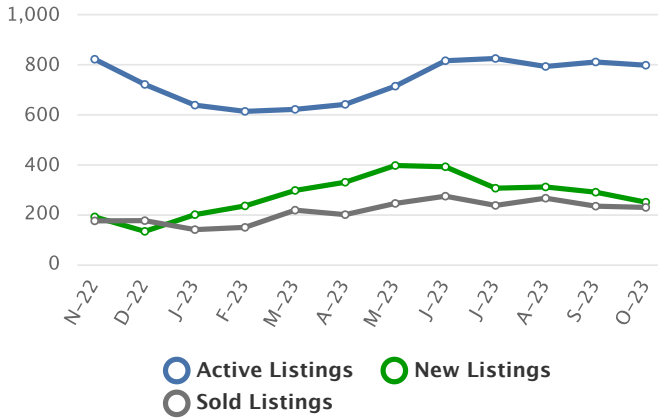


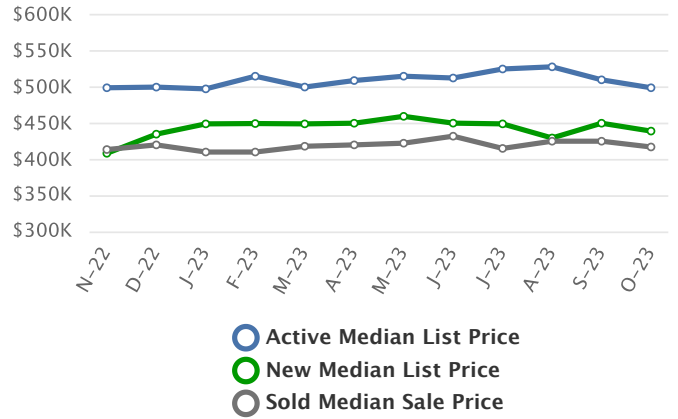
# Market Summary

Jackson Residential, October 2023

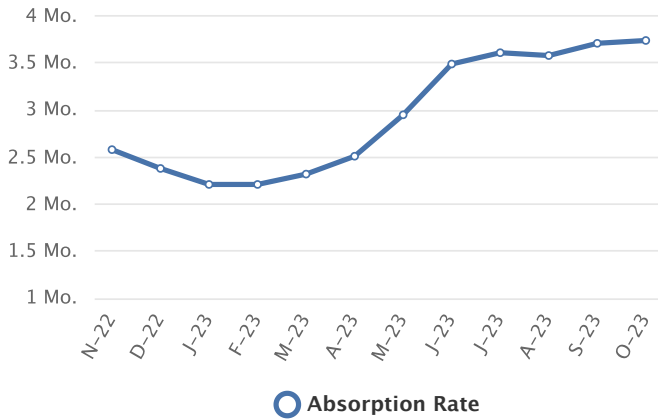
### Number of Listings



### Listing Prices



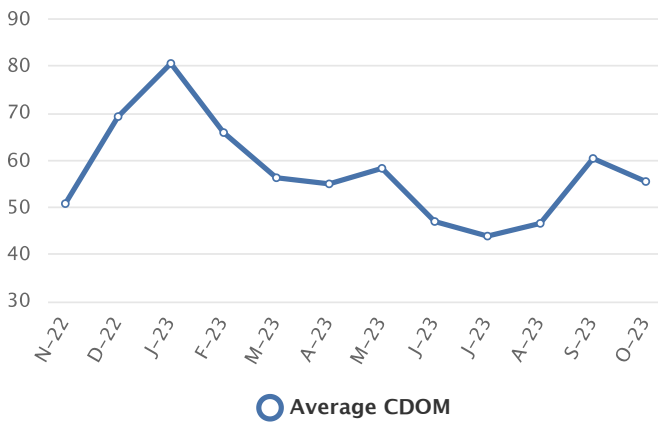
### Absorption Rate, in Months



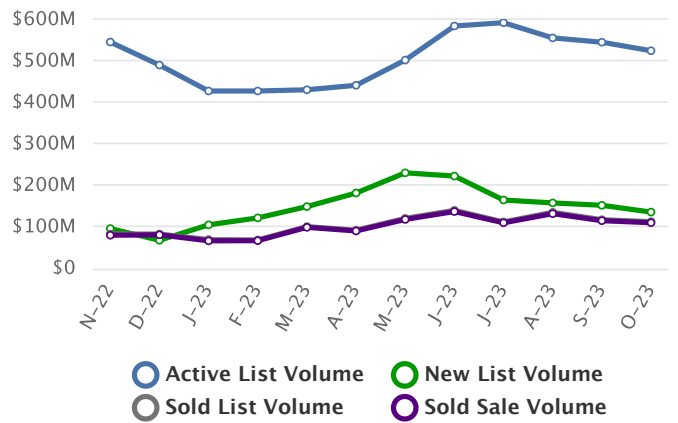
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Oct-23	Oct-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	3.74	2.7	38.52	3.03	2.18	38.99
Average List Price	\$656,876	\$665,770	-1.34	\$565,854	\$552,529	2.41
Median List Price	\$499,000	\$499,000	0.00	\$450,000	\$455,000	-1.10
Average Sale Price	\$484,785	\$471,314	2.86	\$480,648	\$491,454	-2.20
Median Sale Price	\$417,000	\$425,500	-2.00	\$420,000	\$430,000	-2.33
Average CDOM	55	48	14.58	55	31	77.42
Median CDOM	27	27	0.00	24	13	84.62

Sold 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	1	-100.0	10	10	0.0
150,000-199,999	5	5	0.0	38	39	-2.6
200,000-249,999	8	9	-11.1	81	70	15.7
250,000-299,999	23	15	53.3	186	227	-18.1
300,000-349,999	22	38	-42.1	281	396	-29.0
350,000-399,999	46	36	27.8	367	498	-26.3
400,000-449,999	27	41	-34.1	283	456	-37.9
450,000-499,999	25	22	13.6	215	306	-29.7
500,000-549,999	14	20	-30.0	135	233	-42.1
550,000-599,999	11	20	-45.0	131	221	-40.7
600,000-649,999	7	13	-46.2	85	146	-41.8
650,000-699,999	11	7	57.1	103	107	-3.7
700,000-749,999	10	8	25.0	66	98	-32.7
750,000-799,999	1	10	-90.0	38	67	-43.3
800,000-849,999	3	2	50.0	27	53	-49.1
850,000-899,999	3	1	200.0	27	44	-38.6
900,000-949,999	2	0	N/A	16	24	-33.3
950,000-999,999	0	2	-100.0	22	15	46.7
1,000,000-1,099,999	0	2	-100.0	14	14	0.0

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	3	2	50.0
100,000-149,999	1	1	0.0	7	9	-22.2
150,000-199,999	4	3	33.3	36	30	20.0
200,000-249,999	7	7	0.0	79	70	12.9
250,000-299,999	19	14	35.7	210	217	-3.2
300,000-349,999	15	23	-34.8	274	351	-21.9
350,000-399,999	43	41	4.9	394	486	-18.9
400,000-449,999	20	14	42.9	281	403	-30.3
450,000-499,999	28	27	3.7	242	310	-21.9
500,000-549,999	15	11	36.4	146	198	-26.3
550,000-599,999	11	13	-15.4	139	252	-44.8
600,000-649,999	7	7	0.0	90	125	-28.0
650,000-699,999	13	9	44.4	128	113	13.3
700,000-749,999	8	3	166.7	45	81	-44.4
750,000-799,999	2	2	0.0	53	80	-33.7
800,000-849,999	1	0	N/A	16	39	-59.0
850,000-899,999	4	2	100.0	41	50	-18.0
900,000-949,999	2	1	100.0	16	17	-5.9
950,000-999,999	3	0	N/A	30	18	66.7
1,000,000-1,099,999	1	1	0.0	9	16	-43.7

## Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	4	3	33.3	18	26	-30.8
1,200,000-1,299,999	2	0	N/A	9	23	-60.9
1,300,000-1,399,999	2	1	100.0	5	15	-66.7
1,400,000-1,499,999	0	1	-100.0	4	8	-50.0
1,500,000-1,599,999	1	0	N/A	4	2	100.0
1,600,000-1,699,999	0	0	0.0	3	2	50.0
1,700,000-1,799,999	0	0	0.0	2	2	0.0
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	0	0	0.0	3	2	50.0
2,250,000-2,499,999	1	0	N/A	2	3	-33.3
2,500,000-2,749,999	0	0	0.0	1	0	N/A
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	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	228	258	-11.6	2182	3116	-30.0

## Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	6	1	500.0	21	20	5.0
1,200,000-1,299,999	0	4	-100.0	16	26	-38.5
1,300,000-1,399,999	0	0	0.0	7	15	-53.3
1,400,000-1,499,999	1	0	N/A	3	6	-50.0
1,500,000-1,599,999	1	0	N/A	3	3	0.0
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	0	0.0	2	1	100.0
2,000,000-2,249,999	1	0	N/A	2	2	0.0
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	215	184	16.8	2307	2954	-21.9

## 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	1	5	-80.0	7	17	-58.8
150,000-199,999	11	10	10.0	51	51	0.0
200,000-249,999	11	29	-62.1	99	114	-13.2
250,000-299,999	50	45	11.1	282	297	-5.1
300,000-349,999	68	77	-11.7	383	464	-17.5
350,000-399,999	100	103	-2.9	544	667	-18.4
400,000-449,999	85	78	9.0	435	540	-19.4
450,000-499,999	80	95	-15.8	378	473	-20.1
500,000-549,999	35	58	-39.7	207	296	-30.1
550,000-599,999	47	61	-23.0	227	362	-37.3
600,000-649,999	49	41	19.5	167	184	-9.2
650,000-699,999	41	45	-8.9	204	196	4.1
700,000-749,999	22	20	10.0	87	121	-28.1
750,000-799,999	38	36	5.6	125	135	-7.4
800,000-849,999	11	11	0.0	38	63	-39.7
850,000-899,999	21	27	-22.2	81	99	-18.2
900,000-949,999	4	4	0.0	24	26	-7.7
950,000-999,999	17	23	-26.1	60	57	5.3
1,000,000-1,099,999	12	11	9.1	26	32	-18.7
1,100,000-1,199,999	19	17	11.8	51	52	-1.9
1,200,000-1,299,999	24	17	41.2	51	52	-1.9
1,300,000-1,399,999	9	7	28.6	22	31	-29.0
1,400,000-1,499,999	3	6	-50.0	11	17	-35.3
1,500,000-1,599,999	12	3	300.0	16	10	60.0
1,600,000-1,699,999	5	3	66.7	10	8	25.0
1,700,000-1,799,999	2	5	-60.0	10	9	11.1
1,800,000-1,899,999	4	2	100.0	5	7	-28.6
1,900,000-1,999,999	1	5	-80.0	5	10	-50.0
2,000,000-2,249,999	3	2	50.0	5	6	-16.7

## New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	3	3	0.0
100,000-149,999	0	2	-100.0	7	14	-50.0
150,000-199,999	6	5	20.0	46	44	4.5
200,000-249,999	2	8	-75.0	74	103	-28.2
250,000-299,999	20	19	5.3	240	272	-11.8
300,000-349,999	27	36	-25.0	320	425	-24.7
350,000-399,999	43	33	30.3	462	619	-25.4
400,000-449,999	38	28	35.7	363	493	-26.4
450,000-499,999	31	37	-16.2	318	435	-26.9
500,000-549,999	11	12	-8.3	172	269	-36.1
550,000-599,999	14	14	0.0	183	322	-43.2
600,000-649,999	14	10	40.0	136	164	-17.1
650,000-699,999	7	14	-50.0	169	174	-2.9
700,000-749,999	5	9	-44.4	69	107	-35.5
750,000-799,999	6	4	50.0	95	113	-15.9
800,000-849,999	4	3	33.3	32	56	-42.9
850,000-899,999	1	3	-66.7	65	86	-24.4
900,000-949,999	1	1	0.0	19	24	-20.8
950,000-999,999	3	2	50.0	46	47	-2.1
1,000,000-1,099,999	1	1	0.0	18	23	-21.7
1,100,000-1,199,999	6	1	500.0	44	41	7.3
1,200,000-1,299,999	3	3	0.0	41	40	2.5
1,300,000-1,399,999	0	0	0.0	15	20	-25.0
1,400,000-1,499,999	1	1	0.0	6	12	-50.0
1,500,000-1,599,999	0	0	0.0	13	7	85.7
1,600,000-1,699,999	1	0	N/A	7	7	0.0
1,700,000-1,799,999	0	1	-100.0	6	7	-14.3
1,800,000-1,899,999	0	0	0.0	3	7	-57.1
1,900,000-1,999,999	0	0	0.0	2	5	-60.0
2,000,000-2,249,999	1	0	N/A	5	4	25.0

Active Listings

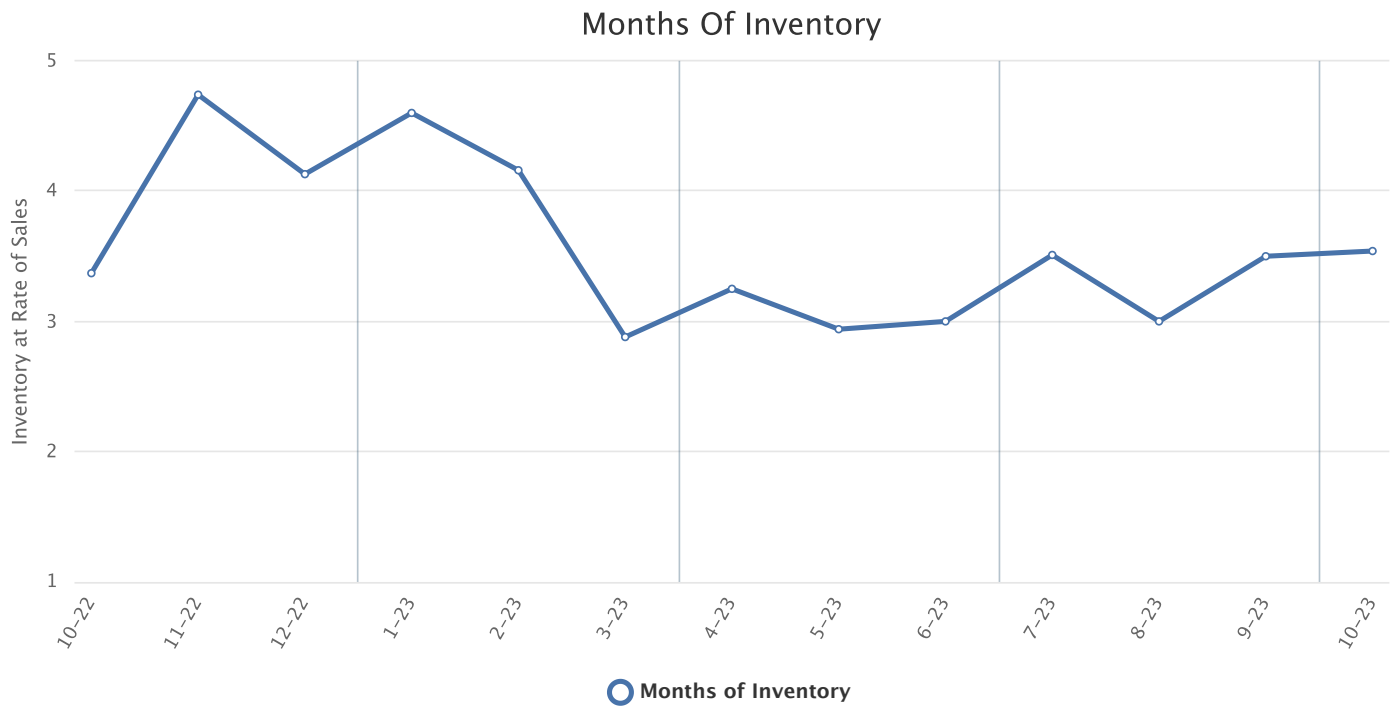
	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	3	4	-25.0	10	8	25.0
2,500,000-2,749,999	2	4	-50.0	7	5	40.0
2,750,000-2,999,999	1	4	-75.0	7	6	16.7
3,000,000-3,249,999	1	0	N/A	1	0	N/A
3,250,000-3,499,999	1	1	0.0	3	3	0.0
3,500,000-3,749,999	0	2	-100.0	1	2	-50.0
3,750,000-3,999,999	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	0	0.0	0	1	-100.0
4,750,000-4,999,999	0	0	0.0	0	1	-100.0
5,000,000+	2	4	-50.0	8	5	60.0
Totals	798	869	-8.2	3656	4435	-17.6

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	1	0	N/A	7	6	16.7
2,500,000-2,749,999	1	0	N/A	3	2	50.0
2,750,000-2,999,999	0	1	-100.0	3	5	-40.0
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	0	1	-100.0	1	1	0.0
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+	1	0	N/A	3	4	-25.0
Totals	249	249	0.0	2998	3968	-24.4

# Market Trends for Oct 2022 - Oct 2023

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



	Months Inventory
Oct - 2023	3.54
Sep - 2023	3.50
Aug - 2023	3.00
Jul - 2023	3.51
Jun - 2023	3.00
May - 2023	2.94
Apr - 2023	3.25
Mar - 2023	2.88
Feb - 2023	4.16
Jan - 2023	4.60
Dec - 2022	4.13
Nov - 2022	4.74
Oct - 2022	3.37

# Keybox Activity Report

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

Keybox Accesses	Oct 22	Oct 23	Change
	5957	6902	15.9%

