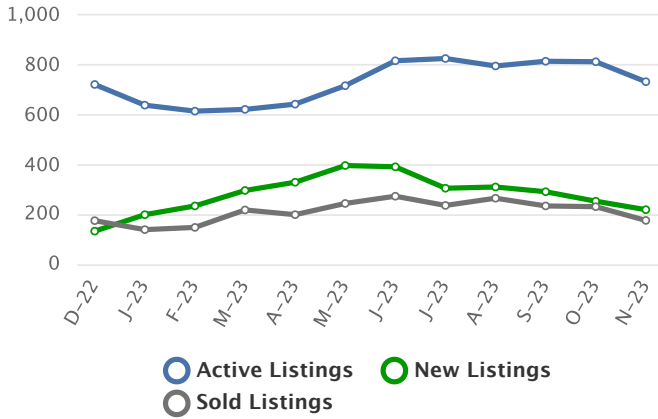


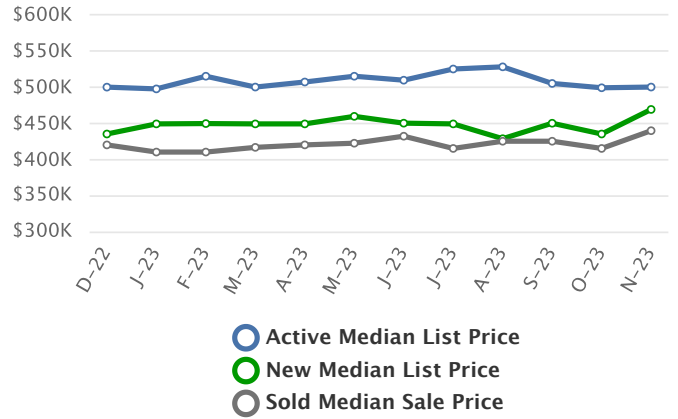
Market Summary

Jackson Residential, November 2023

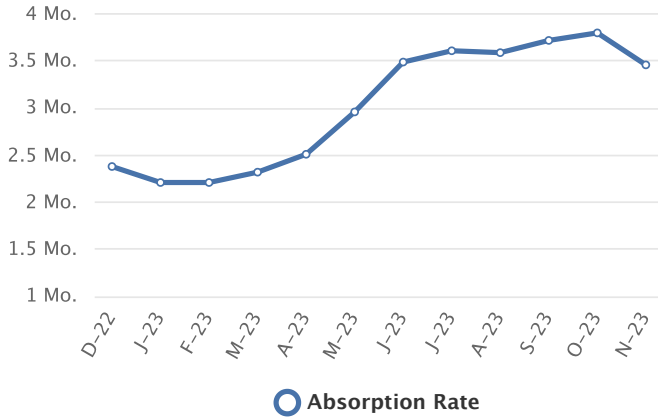
Number of Listings



Listing Prices



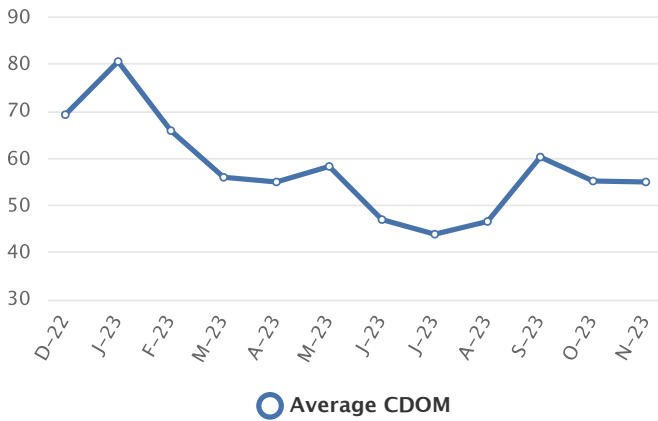
Absorption Rate, in Months



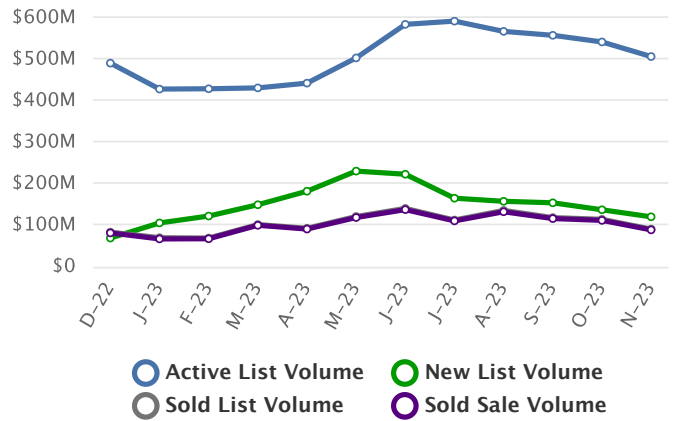
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Nov-23	Nov-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	3.46	2.58	34.11	3.08	2.22	38.74
Average List Price	\$690,694	\$663,109	4.16	\$564,183	\$550,688	2.45
Median List Price	\$500,000	\$499,000	0.20	\$450,000	\$450,000	0.00
Average Sale Price	\$504,080	\$461,870	9.14	\$482,406	\$489,889	-1.53
Median Sale Price	\$439,583	\$413,450	6.32	\$420,000	\$430,000	-2.33
Average CDOM	55	50	10.00	55	32	71.88
Median CDOM	28	29	-3.45	24	13	84.62

Sold 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	1	3	-66.7	11	13	-15.4
150,000-199,999	4	2	100.0	42	41	2.4
200,000-249,999	3	5	-40.0	84	75	12.0
250,000-299,999	11	10	10.0	198	237	-16.5
300,000-349,999	26	20	30.0	308	416	-26.0
350,000-399,999	25	41	-39.0	394	539	-26.9
400,000-449,999	21	23	-8.7	304	479	-36.5
450,000-499,999	23	14	64.3	238	320	-25.6
500,000-549,999	9	16	-43.7	145	249	-41.8
550,000-599,999	9	11	-18.2	140	232	-39.7
600,000-649,999	7	9	-22.2	92	155	-40.6
650,000-699,999	14	6	133.3	117	113	3.5
700,000-749,999	6	2	200.0	72	100	-28.0
750,000-799,999	1	4	-75.0	39	71	-45.1
800,000-849,999	3	2	50.0	30	55	-45.5
850,000-899,999	1	0	N/A	28	44	-36.4
900,000-949,999	1	1	0.0	17	25	-32.0
950,000-999,999	0	1	-100.0	22	16	37.5
1,000,000-1,099,999	3	0	N/A	17	14	21.4

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	0	2	-100.0	7	11	-36.4
150,000-199,999	10	3	233.3	45	33	36.4
200,000-249,999	3	11	-72.7	80	81	-1.2
250,000-299,999	13	13	0.0	220	230	-4.3
300,000-349,999	24	21	14.3	297	372	-20.2
350,000-399,999	34	25	36.0	426	511	-16.6
400,000-449,999	28	19	47.4	306	422	-27.5
450,000-499,999	27	19	42.1	269	329	-18.2
500,000-549,999	10	14	-28.6	156	212	-26.4
550,000-599,999	6	9	-33.3	144	261	-44.8
600,000-649,999	10	1	900.0	99	126	-21.4
650,000-699,999	10	4	150.0	137	117	17.1
700,000-749,999	5	1	400.0	49	82	-40.2
750,000-799,999	4	3	33.3	57	83	-31.3
800,000-849,999	3	2	50.0	19	41	-53.7
850,000-899,999	5	3	66.7	46	53	-13.2
900,000-949,999	1	1	0.0	17	18	-5.6
950,000-999,999	0	2	-100.0	30	20	50.0
1,000,000-1,099,999	1	0	N/A	10	16	-37.5

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	4	0	N/A	22	26	-15.4
1,200,000-1,299,999	0	2	-100.0	9	25	-64.0
1,300,000-1,399,999	1	1	0.0	6	16	-62.5
1,400,000-1,499,999	1	1	0.0	5	9	-44.4
1,500,000-1,599,999	1	0	N/A	5	2	150.0
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	1	0	N/A	1	2	-50.0
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	0	0	0.0	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	176	174	1.1	2363	3290	-28.2

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	1	1	0.0	22	21	4.8
1,200,000-1,299,999	0	1	-100.0	16	27	-40.7
1,300,000-1,399,999	0	1	-100.0	7	16	-56.2
1,400,000-1,499,999	0	0	0.0	3	6	-50.0
1,500,000-1,599,999	0	0	0.0	4	3	33.3
1,600,000-1,699,999	1	0	N/A	4	4	0.0
1,700,000-1,799,999	0	0	0.0	5	1	400.0
1,800,000-1,899,999	1	0	N/A	1	2	-50.0
1,900,000-1,999,999	0	0	0.0	2	1	100.0
2,000,000-2,249,999	0	1	-100.0	2	3	-33.3
2,250,000-2,499,999	0	0	0.0	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	0	0	0.0
Totals	197	157	25.5	2488	3111	-20.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	1	0.0	5	4	25.0
100,000-149,999	0	4	-100.0	7	17	-58.8
150,000-199,999	7	8	-12.5	55	52	5.8
200,000-249,999	8	26	-69.2	100	122	-18.0
250,000-299,999	42	52	-19.2	296	314	-5.7
300,000-349,999	63	73	-13.7	399	489	-18.4
350,000-399,999	83	93	-10.8	585	704	-16.9
400,000-449,999	82	80	2.5	461	567	-18.7
450,000-499,999	78	92	-15.2	411	488	-15.8
500,000-549,999	36	50	-28.0	229	307	-25.4
550,000-599,999	58	51	13.7	244	370	-34.1
600,000-649,999	40	43	-7.0	172	193	-10.9
650,000-699,999	33	49	-32.7	217	209	3.8
700,000-749,999	17	18	-5.6	92	122	-24.6
750,000-799,999	35	34	2.9	134	140	-4.3
800,000-849,999	9	13	-30.8	41	64	-35.9
850,000-899,999	19	22	-13.6	87	100	-13.0
900,000-949,999	6	5	20.0	26	28	-7.1
950,000-999,999	14	18	-22.2	61	59	3.4
1,000,000-1,099,999	9	10	-10.0	26	32	-18.7
1,100,000-1,199,999	20	15	33.3	55	54	1.9
1,200,000-1,299,999	19	12	58.3	49	52	-5.8
1,300,000-1,399,999	11	7	57.1	23	32	-28.1
1,400,000-1,499,999	3	6	-50.0	11	17	-35.3
1,500,000-1,599,999	11	3	266.7	18	10	80.0
1,600,000-1,699,999	4	3	33.3	10	8	25.0
1,700,000-1,799,999	1	5	-80.0	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	7	11	-36.4
2,000,000-2,249,999	3	1	200.0	6	6	0.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	1	-100.0	3	4	-25.0
100,000-149,999	0	0	0.0	7	14	-50.0
150,000-199,999	4	1	300.0	50	45	11.1
200,000-249,999	1	8	-87.5	75	111	-32.4
250,000-299,999	12	17	-29.4	254	289	-12.1
300,000-349,999	16	25	-36.0	337	450	-25.1
350,000-399,999	36	37	-2.7	502	656	-23.5
400,000-449,999	26	27	-3.7	389	520	-25.2
450,000-499,999	33	15	120.0	350	450	-22.2
500,000-549,999	17	11	54.5	193	280	-31.1
550,000-599,999	15	8	87.5	201	330	-39.1
600,000-649,999	9	9	0.0	140	173	-19.1
650,000-699,999	13	13	0.0	182	187	-2.7
700,000-749,999	7	1	600.0	74	108	-31.5
750,000-799,999	8	5	60.0	104	118	-11.9
800,000-849,999	5	1	400.0	35	57	-38.6
850,000-899,999	4	1	300.0	71	87	-18.4
900,000-949,999	2	2	0.0	22	26	-15.4
950,000-999,999	1	2	-50.0	46	49	-6.1
1,000,000-1,099,999	0	0	0.0	18	23	-21.7
1,100,000-1,199,999	3	2	50.0	49	43	14.0
1,200,000-1,299,999	1	0	N/A	38	40	-5.0
1,300,000-1,399,999	0	1	-100.0	17	21	-19.0
1,400,000-1,499,999	0	0	0.0	6	12	-50.0
1,500,000-1,599,999	1	0	N/A	14	7	100.0
1,600,000-1,699,999	1	0	N/A	7	7	0.0
1,700,000-1,799,999	0	0	0.0	6	7	-14.3
1,800,000-1,899,999	0	0	0.0	3	7	-57.1
1,900,000-1,999,999	2	1	100.0	4	6	-33.3
2,000,000-2,249,999	1	0	N/A	6	4	50.0

Active Listings

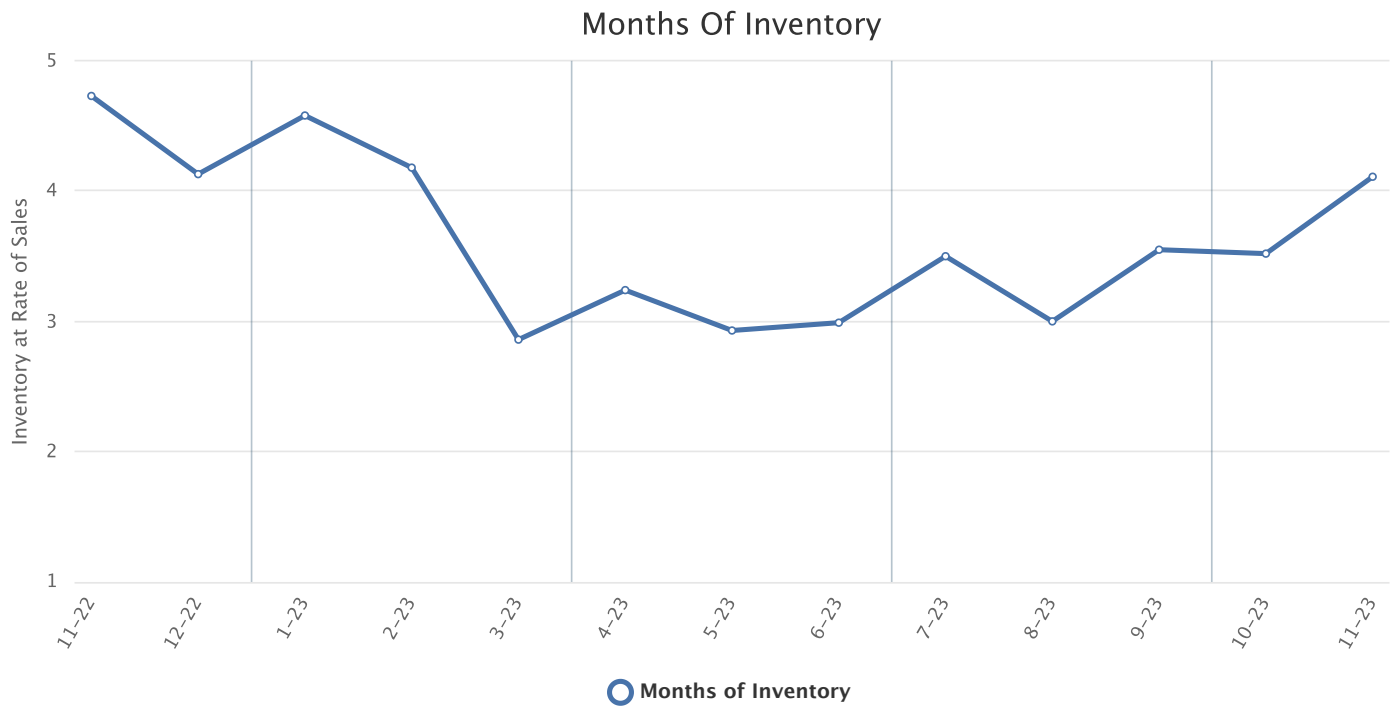
	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	4	4	0.0	10	8	25.0
2,500,000-2,749,999	3	3	0.0	8	6	33.3
2,750,000-2,999,999	1	4	-75.0	7	6	16.7
3,000,000-3,249,999	1	0	N/A	1	0	N/A
3,250,000-3,499,999	1	1	0.0	3	3	0.0
3,500,000-3,749,999	0	2	-100.0	1	2	-50.0
3,750,000-3,999,999	0	0	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	5	-20.0	8	6	33.3
Totals	732	822	-10.9	3883	4625	-16.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	0	0	0.0	7	6	16.7
2,500,000-2,749,999	1	1	0.0	4	3	33.3
2,750,000-2,999,999	0	0	0.0	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	0	0.0	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+	0	1	-100.0	3	5	-40.0
Totals	219	190	15.3	3223	4158	-22.5

Market Trends for Nov 2022 - Nov 2023

Filters: Property type Residential; Property Sub Type of 'Condominium', 'Manufactured On Land', 'Single Family Residence', 'Townhouse'; County of 'Jackson'.



	Months Inventory
Nov - 2023	4.11
Oct - 2023	3.52
Sep - 2023	3.55
Aug - 2023	3.00
Jul - 2023	3.50
Jun - 2023	2.99
May - 2023	2.93
Apr - 2023	3.24
Mar - 2023	2.86
Feb - 2023	4.18
Jan - 2023	4.58
Dec - 2022	4.13
Nov - 2022	4.73

Keybox Activity Report

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

Keybox Accesses	Nov 22	Nov 23	Change
	5032	5360	6.5%

