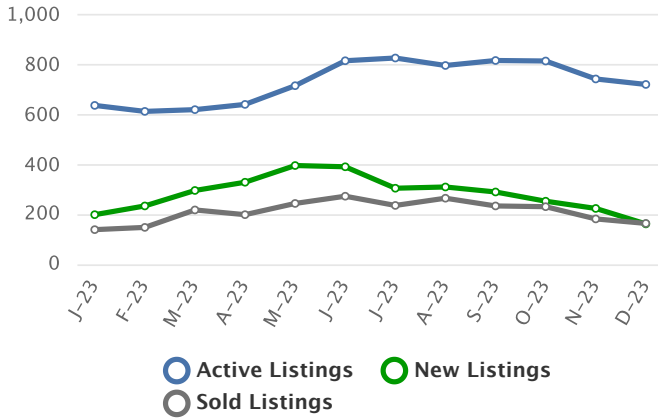


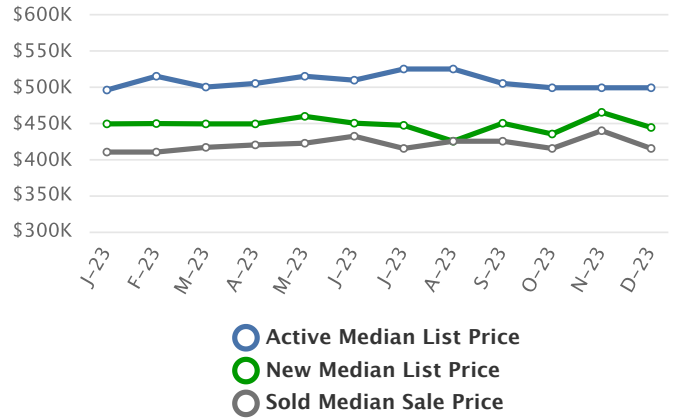
Market Summary

Jackson Residential, December 2023

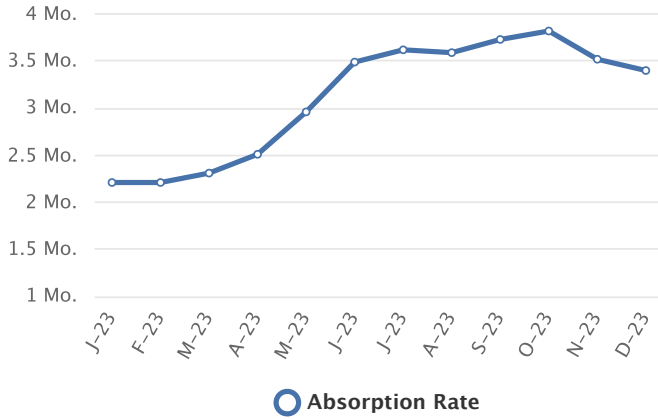
Number of Listings



Listing Prices



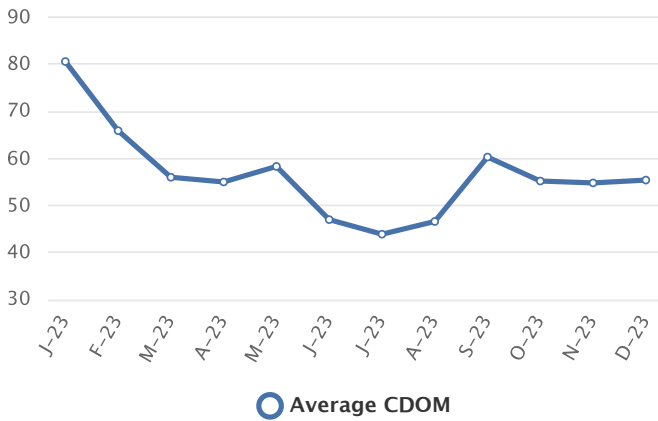
Absorption Rate, in Months



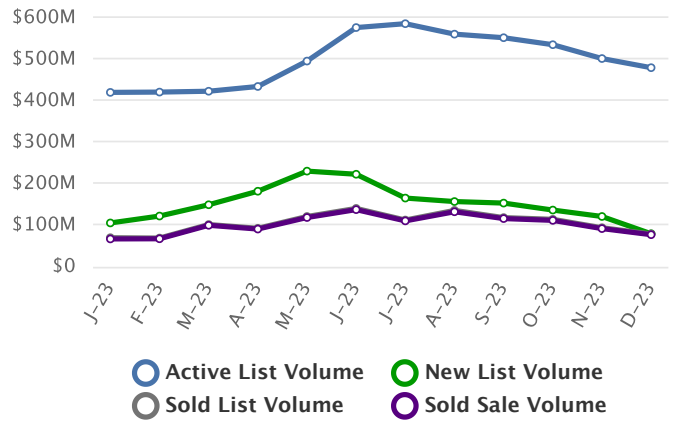
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Dec-23	Dec-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	3.4	2.38	42.86	3.11	2.23	39.46
Average List Price	\$664,072	\$669,303	-0.78	\$558,605	\$548,249	1.89
Median List Price	\$499,000	\$499,900	-0.18	\$450,000	\$450,000	0.00
Average Sale Price	\$470,531	\$465,412	1.10	\$481,506	\$488,653	-1.46
Median Sale Price	\$415,000	\$419,900	-1.17	\$420,000	\$430,000	-2.33
Average CDOM	55	69	-20.29	55	34	61.76
Median CDOM	36	45	-20.00	25	14	78.57

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	0	3	-100.0	11	16	-31.2
150,000-199,999	3	1	200.0	45	42	7.1
200,000-249,999	7	13	-46.2	91	88	3.4
250,000-299,999	12	14	-14.3	211	251	-15.9
300,000-349,999	21	25	-16.0	329	441	-25.4
350,000-399,999	32	25	28.0	428	564	-24.1
400,000-449,999	23	19	21.1	327	498	-34.3
450,000-499,999	18	19	-5.3	257	339	-24.2
500,000-549,999	9	20	-55.0	154	269	-42.8
550,000-599,999	8	6	33.3	148	238	-37.8
600,000-649,999	3	8	-62.5	96	163	-41.1
650,000-699,999	7	4	75.0	124	117	6.0
700,000-749,999	2	3	-33.3	74	103	-28.2
750,000-799,999	5	1	400.0	44	72	-38.9
800,000-849,999	3	4	-25.0	33	59	-44.1
850,000-899,999	4	2	100.0	32	46	-30.4
900,000-949,999	2	1	100.0	19	26	-26.9
950,000-999,999	1	2	-50.0	24	18	33.3
1,000,000-1,099,999	2	1	100.0	19	15	26.7

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	0	0.0	7	11	-36.4
150,000-199,999	4	1	300.0	46	34	35.3
200,000-249,999	3	4	-25.0	83	85	-2.4
250,000-299,999	12	14	-14.3	231	244	-5.3
300,000-349,999	15	16	-6.2	311	388	-19.8
350,000-399,999	30	20	50.0	451	531	-15.1
400,000-449,999	17	13	30.8	319	435	-26.7
450,000-499,999	20	15	33.3	286	344	-16.9
500,000-549,999	8	10	-20.0	166	222	-25.2
550,000-599,999	14	7	100.0	159	268	-40.7
600,000-649,999	8	11	-27.3	106	137	-22.6
650,000-699,999	8	8	0.0	144	125	15.2
700,000-749,999	1	1	0.0	50	83	-39.8
750,000-799,999	2	5	-60.0	59	88	-33.0
800,000-849,999	0	3	-100.0	20	44	-54.5
850,000-899,999	1	1	0.0	47	54	-13.0
900,000-949,999	1	0	N/A	18	18	0.0
950,000-999,999	1	0	N/A	31	20	55.0
1,000,000-1,099,999	1	1	0.0	11	17	-35.3

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	0	2	-100.0	22	28	-21.4
1,200,000-1,299,999	0	0	0.0	9	25	-64.0
1,300,000-1,399,999	1	1	0.0	7	17	-58.8
1,400,000-1,499,999	1	0	N/A	6	9	-33.3
1,500,000-1,599,999	0	0	0.0	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	0	0	0.0	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	1	-100.0	3	3	0.0
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	164	175	-6.3	2533	3465	-26.9

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	2	3	-33.3	23	24	-4.2
1,200,000-1,299,999	0	0	0.0	16	27	-40.7
1,300,000-1,399,999	0	0	0.0	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	0	0	0.0	4	4	0.0
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	3	3	0.0
2,250,000-2,499,999	0	1	-100.0	2	5	-60.0
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	1	-100.0	0	1	-100.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	1	0	N/A	1	0	N/A
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	150	135	11.1	2621	3246	-19.3

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	1	0.0	5	5	0.0
100,000-149,999	1	3	-66.7	8	17	-52.9
150,000-199,999	7	7	0.0	57	53	7.5
200,000-249,999	11	26	-57.7	107	129	-17.1
250,000-299,999	40	44	-9.1	306	329	-7.0
300,000-349,999	65	62	4.8	423	505	-16.2
350,000-399,999	81	84	-3.6	609	720	-15.4
400,000-449,999	88	73	20.5	486	582	-16.5
450,000-499,999	78	65	20.0	431	500	-13.8
500,000-549,999	39	44	-11.4	243	317	-23.3
550,000-599,999	61	52	17.3	260	378	-31.2
600,000-649,999	33	33	0.0	174	200	-13.0
650,000-699,999	29	46	-37.0	219	213	2.8
700,000-749,999	19	18	5.6	95	124	-23.4
750,000-799,999	34	32	6.3	136	146	-6.8
800,000-849,999	8	8	0.0	42	66	-36.4
850,000-899,999	17	22	-22.7	90	102	-11.8
900,000-949,999	4	4	0.0	26	29	-10.3
950,000-999,999	15	16	-6.2	63	59	6.8
1,000,000-1,099,999	6	9	-33.3	27	34	-20.6
1,100,000-1,199,999	18	10	80.0	57	53	7.5
1,200,000-1,299,999	15	10	50.0	49	54	-9.3
1,300,000-1,399,999	11	7	57.1	24	33	-27.3
1,400,000-1,499,999	3	5	-40.0	11	17	-35.3
1,500,000-1,599,999	11	4	175.0	19	11	72.7
1,600,000-1,699,999	2	3	-33.3	9	9	0.0
1,700,000-1,799,999	2	4	-50.0	11	9	22.2
1,800,000-1,899,999	5	2	150.0	7	7	0.0
1,900,000-1,999,999	1	5	-80.0	6	11	-45.5
2,000,000-2,249,999	2	0	N/A	5	6	-16.7

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	1	-100.0	3	5	-40.0
100,000-149,999	0	0	0.0	8	14	-42.9
150,000-199,999	3	1	200.0	52	46	13.0
200,000-249,999	6	7	-14.3	82	118	-30.5
250,000-299,999	9	15	-40.0	264	304	-13.2
300,000-349,999	20	16	25.0	361	466	-22.5
350,000-399,999	23	16	43.8	526	672	-21.7
400,000-449,999	26	15	73.3	414	535	-22.6
450,000-499,999	21	12	75.0	371	462	-19.7
500,000-549,999	14	10	40.0	208	290	-28.3
550,000-599,999	7	8	-12.5	217	338	-35.8
600,000-649,999	7	7	0.0	142	180	-21.1
650,000-699,999	7	4	75.0	184	191	-3.7
700,000-749,999	4	2	100.0	77	110	-30.0
750,000-799,999	3	6	-50.0	107	124	-13.7
800,000-849,999	2	2	0.0	36	59	-39.0
850,000-899,999	1	2	-50.0	74	89	-16.9
900,000-949,999	1	1	0.0	22	27	-18.5
950,000-999,999	1	0	N/A	48	49	-2.0
1,000,000-1,099,999	2	1	100.0	18	25	-28.0
1,100,000-1,199,999	2	0	N/A	52	42	23.8
1,200,000-1,299,999	1	2	-50.0	38	42	-9.5
1,300,000-1,399,999	1	1	0.0	18	22	-18.2
1,400,000-1,499,999	0	0	0.0	6	12	-50.0
1,500,000-1,599,999	0	1	-100.0	15	8	87.5
1,600,000-1,699,999	0	1	-100.0	6	8	-25.0
1,700,000-1,799,999	0	0	0.0	7	7	0.0
1,800,000-1,899,999	1	0	N/A	5	7	-28.6
1,900,000-1,999,999	0	0	0.0	3	6	-50.0
2,000,000-2,249,999	0	0	0.0	5	4	25.0

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	4	4	0.0	8	6	33.3
2,750,000-2,999,999	0	4	-100.0	7	6	16.7
3,000,000-3,249,999	0	0	0.0	1	0	N/A
3,250,000-3,499,999	0	2	-100.0	2	4	-50.0
3,500,000-3,749,999	0	1	-100.0	1	2	-50.0
3,750,000-3,999,999	1	0	N/A	2	2	0.0
4,000,000-4,249,999	1	2	-50.0	2	3	-33.3
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+	3	4	-25.0	7	5	40.0
Totals	721	721	0.0	4046	4757	-14.9

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	0	0	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	1	-100.0	0	2	-100.0
3,500,000-3,749,999	0	0	0.0	0	2	-100.0
3,750,000-3,999,999	0	0	0.0	2	1	100.0
4,000,000-4,249,999	0	0	0.0	0	2	-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	0	0.0	3	4	-25.0
Totals	162	132	22.7	3389	4290	-21.0

Market Trends for Dec 2022 - Dec 2023

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



	Months Inventory
Dec - 2023	4.39
Nov - 2023	4.11
Oct - 2023	3.53
Sep - 2023	3.56
Aug - 2023	3.01
Jul - 2023	3.50
Jun - 2023	3.00
May - 2023	2.94
Apr - 2023	3.24
Mar - 2023	2.86
Feb - 2023	4.18
Jan - 2023	4.58
Dec - 2022	4.13

Keybox Activity Report

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

Keybox Accesses	Dec 22	Dec 23	Change
	4604	4144	-10.0%

