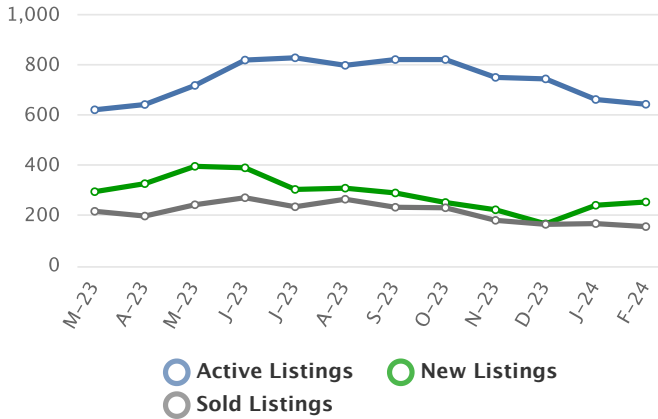


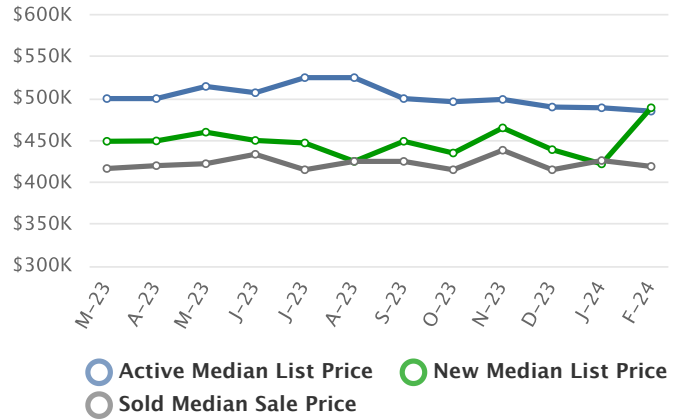
# Market Summary

Jackson Residential, February 2024

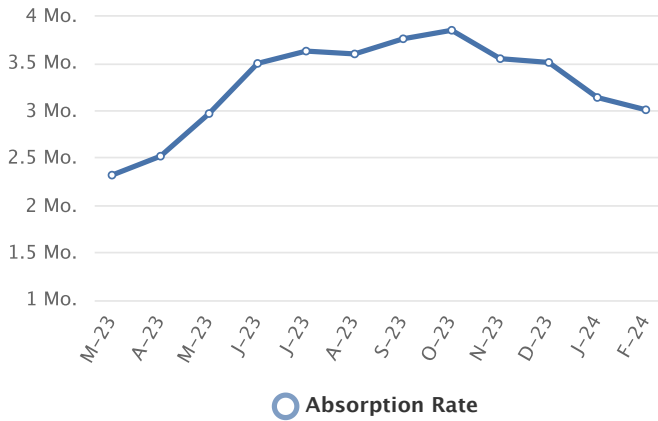
### Number of Listings



### Listing Prices



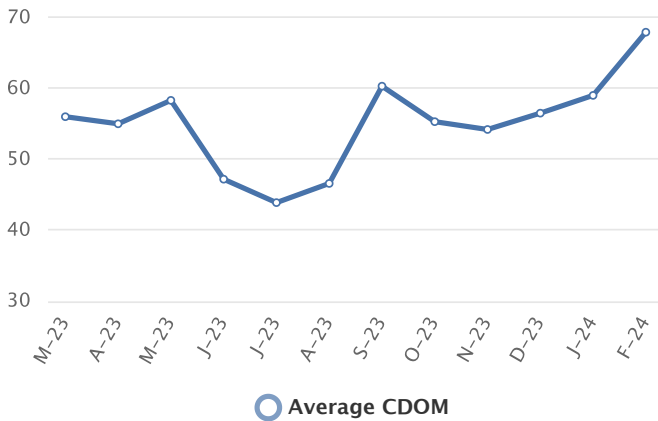
### Absorption Rate, in Months



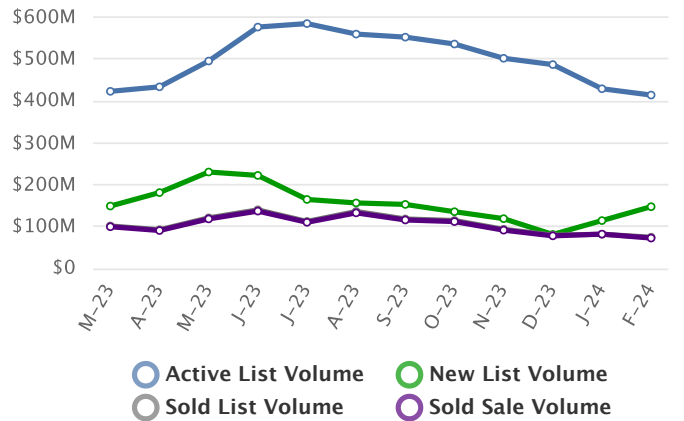
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Feb-24	Feb-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	3.01	2.21	36.20	3.08	2.21	39.37
Average List Price	\$643,241	\$684,576	-6.04	\$596,862	\$609,689	-2.10
Median List Price	\$485,000	\$515,000	-5.83	\$470,000	\$469,000	0.21
Average Sale Price	\$462,778	\$454,888	1.73	\$475,527	\$467,840	1.64
Median Sale Price	\$419,000	\$410,000	2.20	\$425,000	\$410,000	3.66
Average CDOM	67	65	3.08	63	73	-13.70
Median CDOM	29	51	-43.14	38	54	-29.63

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	1	0.0	1	1	0.0
100,000-149,999	1	1	0.0	2	2	0.0
150,000-199,999	2	2	0.0	6	3	100.0
200,000-249,999	6	7	-14.3	8	14	-42.9
250,000-299,999	14	10	40.0	26	21	23.8
300,000-349,999	18	25	-28.0	41	49	-16.3
350,000-399,999	28	24	16.7	56	47	19.1
400,000-449,999	24	19	26.3	50	33	51.5
450,000-499,999	15	16	-6.2	36	25	44.0
500,000-549,999	12	11	9.1	27	19	42.1
550,000-599,999	8	10	-20.0	16	19	-15.8
600,000-649,999	9	5	80.0	20	13	53.8
650,000-699,999	4	4	0.0	8	13	-38.5
700,000-749,999	5	2	150.0	8	4	100.0
750,000-799,999	2	5	-60.0	4	9	-55.6
800,000-849,999	1	1	0.0	1	3	-66.7
850,000-899,999	1	1	0.0	6	2	200.0
900,000-949,999	1	0	N/A	2	1	100.0
950,000-999,999	0	2	-100.0	0	3	-100.0
1,000,000-1,099,999	1	0	N/A	3	2	50.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	0	N/A	1	1	0.0
100,000-149,999	0	0	0.0	2	0	N/A
150,000-199,999	4	3	33.3	4	6	-33.3
200,000-249,999	6	7	-14.3	14	15	-6.7
250,000-299,999	14	25	-44.0	29	39	-25.6
300,000-349,999	27	26	3.8	53	58	-8.6
350,000-399,999	40	38	5.3	79	69	14.5
400,000-449,999	24	26	-7.7	55	48	14.6
450,000-499,999	18	19	-5.3	44	43	2.3
500,000-549,999	18	13	38.5	32	22	45.5
550,000-599,999	16	11	45.5	31	19	63.2
600,000-649,999	12	6	100.0	18	14	28.6
650,000-699,999	7	15	-53.3	13	21	-38.1
700,000-749,999	2	4	-50.0	5	8	-37.5
750,000-799,999	10	5	100.0	17	8	112.5
800,000-849,999	3	0	N/A	4	2	100.0
850,000-899,999	2	3	-33.3	5	7	-28.6
900,000-949,999	1	1	0.0	3	2	50.0
950,000-999,999	3	0	N/A	4	4	0.0
1,000,000-1,099,999	1	0	N/A	3	0	N/A

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	1	1	0.0	1	2	-50.0
1,200,000-1,299,999	2	0	N/A	2	0	N/A
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	1	-100.0	0	1	-100.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	1	-100.0
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	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	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	0	0.0
5,000,000+	0	0	0.0	1	0	N/A
Totals	157	148	6.1	326	287	13.6

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	1	0	N/A	2	1	100.0
1,200,000-1,299,999	1	2	-50.0	2	2	0.0
1,300,000-1,399,999	0	0	0.0	2	0	N/A
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	1	0	N/A
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
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	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	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	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	211	204	3.4	423	389	8.7

## Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	1	3	-66.7
100,000-149,999	3	1	200.0	5	1	400.0
150,000-199,999	13	8	62.5	15	16	-6.2
200,000-249,999	11	22	-50.0	24	36	-33.3
250,000-299,999	45	34	32.4	74	81	-8.6
300,000-349,999	49	33	48.5	109	101	7.9
350,000-399,999	90	73	23.3	171	143	19.6
400,000-449,999	72	74	-2.7	136	131	3.8
450,000-499,999	61	55	10.9	118	107	10.3
500,000-549,999	34	29	17.2	77	59	30.5
550,000-599,999	55	49	12.2	91	70	30.0
600,000-649,999	24	38	-36.8	57	59	-3.4
650,000-699,999	31	37	-16.2	47	59	-20.3
700,000-749,999	18	15	20.0	26	27	-3.7
750,000-799,999	26	29	-10.3	49	42	16.7
800,000-849,999	6	6	0.0	12	9	33.3
850,000-899,999	16	14	14.3	22	27	-18.5
900,000-949,999	6	5	20.0	10	8	25.0
950,000-999,999	10	16	-37.5	18	20	-10.0
1,000,000-1,099,999	12	12	0.0	16	13	23.1
1,100,000-1,199,999	12	4	200.0	17	8	112.5
1,200,000-1,299,999	15	12	25.0	23	15	53.3
1,300,000-1,399,999	2	7	-71.4	9	9	0.0
1,400,000-1,499,999	5	4	25.0	5	6	-16.7
1,500,000-1,599,999	7	5	40.0	11	6	83.3
1,600,000-1,699,999	1	3	-66.7	1	3	-66.7
1,700,000-1,799,999	2	4	-50.0	2	4	-50.0
1,800,000-1,899,999	4	2	100.0	8	3	166.7
1,900,000-1,999,999	1	4	-75.0	2	4	-50.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0

## New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	0	1	-100.0
100,000-149,999	0	0	0.0	3	1	200.0
150,000-199,999	3	5	-40.0	8	10	-20.0
200,000-249,999	4	4	0.0	14	11	27.3
250,000-299,999	16	23	-30.4	33	40	-17.5
300,000-349,999	26	23	13.0	51	39	30.8
350,000-399,999	34	31	9.7	81	60	35.0
400,000-449,999	31	32	-3.1	62	59	5.1
450,000-499,999	18	31	-41.9	42	47	-10.6
500,000-549,999	22	9	144.4	39	24	62.5
550,000-599,999	17	12	41.7	39	27	44.4
600,000-649,999	19	12	58.3	32	27	18.5
650,000-699,999	9	15	-40.0	16	24	-33.3
700,000-749,999	10	5	100.0	12	9	33.3
750,000-799,999	11	9	22.2	17	12	41.7
800,000-849,999	4	2	100.0	5	3	66.7
850,000-899,999	2	6	-66.7	6	11	-45.5
900,000-949,999	4	2	100.0	6	4	50.0
950,000-999,999	5	2	150.0	6	5	20.0
1,000,000-1,099,999	3	1	200.0	5	4	25.0
1,100,000-1,199,999	1	1	0.0	3	3	0.0
1,200,000-1,299,999	10	2	400.0	10	3	233.3
1,300,000-1,399,999	0	2	-100.0	0	4	-100.0
1,400,000-1,499,999	0	1	-100.0	0	1	-100.0
1,500,000-1,599,999	0	2	-100.0	0	2	-100.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	2	1	100.0	2	1	100.0
1,900,000-1,999,999	2	1	100.0	2	1	100.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0

Active Listings

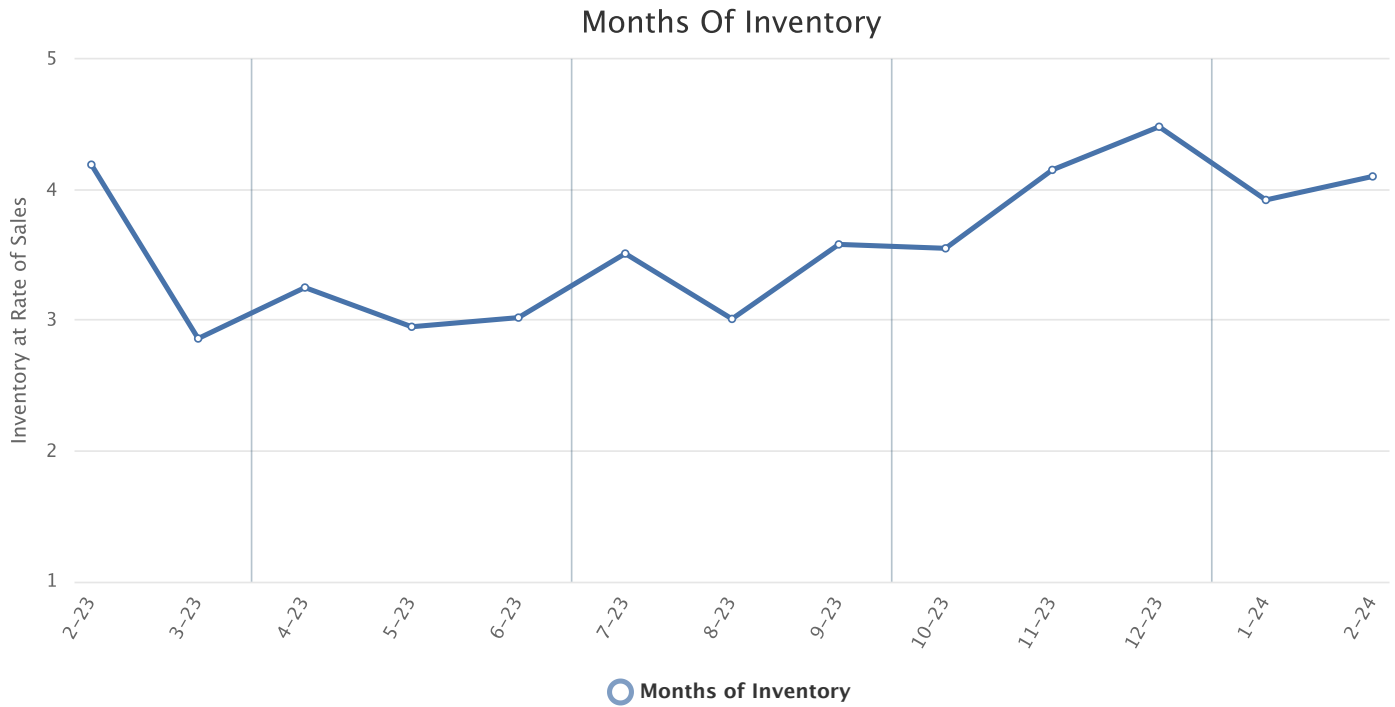
	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	6	2	200.0	6	3	100.0
2,500,000-2,749,999	2	4	-50.0	2	4	-50.0
2,750,000-2,999,999	0	3	-100.0	1	4	-75.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	2	-100.0	0	2	-100.0
3,500,000-3,749,999	1	1	0.0	1	1	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	1	-100.0	0	2	-100.0
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	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	3	4	-25.0	3	5	-40.0
Totals	644	614	4.9	1170	1092	7.1

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	1	0	N/A	1	0	N/A
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	1	0	N/A	1	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	0	0.0
3,500,000-3,749,999	0	0	0.0	1	0	N/A
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	0	0.0
5,000,000+	0	0	0.0	0	1	-100.0
Totals	255	234	9.0	497	434	14.5

# Market Trends for Feb 2023 - Feb 2024

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



	Months Inventory
Feb - 2024	4.10
Jan - 2024	3.92
Dec - 2023	4.48
Nov - 2023	4.15
Oct - 2023	3.55
Sep - 2023	3.58
Aug - 2023	3.01
Jul - 2023	3.51
Jun - 2023	3.02
May - 2023	2.95
Apr - 2023	3.25
Mar - 2023	2.86
Feb - 2023	4.19

# Keybox Activity Report

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

Keybox Accesses	Feb 23	Feb 24	Change
	5417	6012	11.0%

