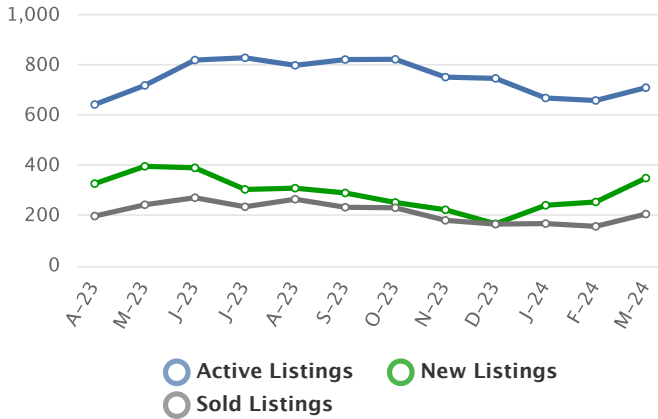


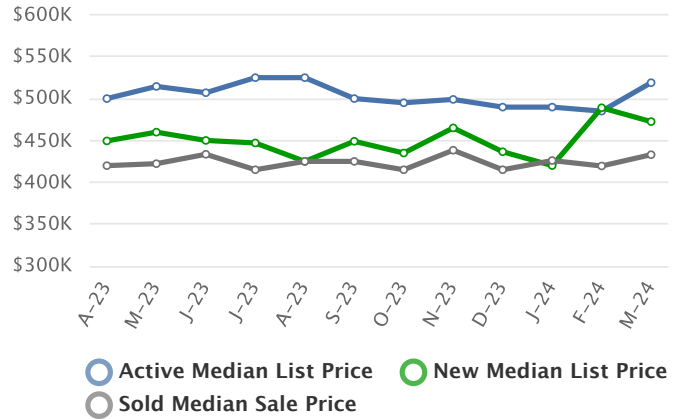
Market Summary

Jackson Residential, March 2024

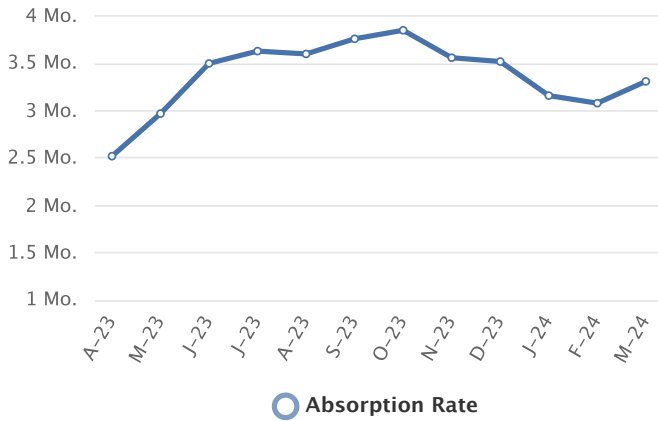
Number of Listings



Listing Prices



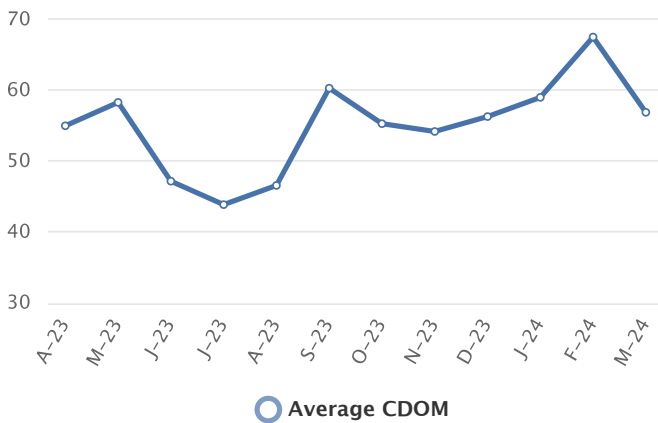
Absorption Rate, in Months



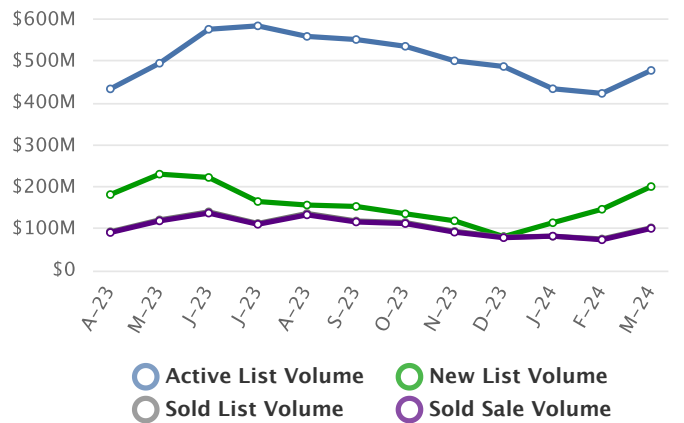
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Mar-24	Mar-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	3.31	2.32	42.67	3.18	2.25	41.33
Average List Price	\$673,037	\$680,105	-1.04	\$590,516	\$587,004	0.60
Median List Price	\$519,000	\$500,000	3.80	\$470,000	\$464,000	1.29
Average Sale Price	\$485,651	\$457,576	6.14	\$479,452	\$463,409	3.46
Median Sale Price	\$433,000	\$416,500	3.96	\$425,500	\$410,000	3.78
Average CDOM	56	56	0.00	61	65	-6.15
Median CDOM	24	24	0.00	33	42	-21.43

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	0	N/A	2	1	100.0
100,000-149,999	1	0	N/A	3	2	50.0
150,000-199,999	3	3	0.0	9	6	50.0
200,000-249,999	4	9	-55.6	12	23	-47.8
250,000-299,999	16	24	-33.3	42	45	-6.7
300,000-349,999	21	30	-30.0	62	79	-21.5
350,000-399,999	38	35	8.6	94	82	14.6
400,000-449,999	23	26	-11.5	73	59	23.7
450,000-499,999	19	23	-17.4	55	48	14.6
500,000-549,999	22	11	100.0	49	30	63.3
550,000-599,999	18	14	28.6	34	33	3.0
600,000-649,999	9	9	0.0	29	22	31.8
650,000-699,999	7	9	-22.2	15	22	-31.8
700,000-749,999	1	10	-90.0	10	14	-28.6
750,000-799,999	8	5	60.0	12	14	-14.3
800,000-849,999	4	2	100.0	5	5	0.0
850,000-899,999	3	4	-25.0	9	6	50.0
900,000-949,999	1	0	N/A	3	1	200.0
950,000-999,999	0	2	-100.0	0	5	-100.0
1,000,000-1,099,999	4	1	300.0	7	3	133.3

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	1	1	0.0
100,000-149,999	1	0	N/A	3	0	N/A
150,000-199,999	5	4	25.0	7	10	-30.0
200,000-249,999	6	7	-14.3	20	22	-9.1
250,000-299,999	20	25	-20.0	49	64	-23.4
300,000-349,999	26	29	-10.3	75	87	-13.8
350,000-399,999	54	24	125.0	128	93	37.6
400,000-449,999	29	31	-6.5	83	79	5.1
450,000-499,999	32	22	45.5	76	65	16.9
500,000-549,999	22	17	29.4	53	39	35.9
550,000-599,999	14	18	-22.2	42	37	13.5
600,000-649,999	14	16	-12.5	31	30	3.3
650,000-699,999	8	7	14.3	21	28	-25.0
700,000-749,999	5	1	400.0	10	9	11.1
750,000-799,999	10	9	11.1	27	17	58.8
800,000-849,999	2	1	100.0	6	3	100.0
850,000-899,999	5	2	150.0	9	9	0.0
900,000-949,999	1	1	0.0	4	3	33.3
950,000-999,999	3	3	0.0	7	7	0.0
1,000,000-1,099,999	3	1	200.0	6	1	500.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	1	-100.0	1	3	-66.7
1,200,000-1,299,999	4	0	N/A	6	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	0	0	0.0	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	0	0.0	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	207	218	-5.0	534	505	5.7

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	2	1	100.0	4	2	100.0
1,200,000-1,299,999	3	0	N/A	5	2	150.0
1,300,000-1,399,999	0	1	-100.0	2	1	100.0
1,400,000-1,499,999	3	0	N/A	3	0	N/A
1,500,000-1,599,999	1	0	N/A	1	0	N/A
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	1	0	N/A	2	0	N/A
1,900,000-1,999,999	0	1	-100.0	0	1	-100.0
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	270	221	22.2	675	610	10.7

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	2	1	100.0	5	2	150.0
150,000-199,999	9	7	28.6	17	19	-10.5
200,000-249,999	11	25	-56.0	34	47	-27.7
250,000-299,999	33	43	-23.3	88	113	-22.1
300,000-349,999	67	34	97.1	156	137	13.9
350,000-399,999	89	65	36.9	220	177	24.3
400,000-449,999	78	76	2.6	176	165	6.7
450,000-499,999	54	57	-5.3	159	132	20.5
500,000-549,999	42	32	31.3	106	80	32.5
550,000-599,999	55	54	1.9	110	92	19.6
600,000-649,999	43	36	19.4	77	75	2.7
650,000-699,999	34	29	17.2	57	74	-23.0
700,000-749,999	22	17	29.4	34	35	-2.9
750,000-799,999	35	26	34.6	65	55	18.2
800,000-849,999	6	6	0.0	13	11	18.2
850,000-899,999	18	16	12.5	31	32	-3.1
900,000-949,999	7	6	16.7	15	10	50.0
950,000-999,999	16	16	0.0	26	25	4.0
1,000,000-1,099,999	9	11	-18.2	16	16	0.0
1,100,000-1,199,999	13	4	225.0	21	9	133.3
1,200,000-1,299,999	23	11	109.1	30	20	50.0
1,300,000-1,399,999	2	10	-80.0	10	11	-9.1
1,400,000-1,499,999	5	4	25.0	8	6	33.3
1,500,000-1,599,999	10	4	150.0	15	6	150.0
1,600,000-1,699,999	3	2	50.0	3	3	0.0
1,700,000-1,799,999	3	5	-40.0	3	5	-40.0
1,800,000-1,899,999	2	2	0.0	6	2	200.0
1,900,000-1,999,999	2	4	-50.0	2	4	-50.0
2,000,000-2,249,999	3	0	N/A	4	0	N/A

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	1	-100.0	3	2	50.0
150,000-199,999	2	3	-33.3	10	13	-23.1
200,000-249,999	9	11	-18.2	23	22	4.5
250,000-299,999	14	32	-56.2	48	72	-33.3
300,000-349,999	43	36	19.4	96	75	28.0
350,000-399,999	48	34	41.2	130	94	38.3
400,000-449,999	41	34	20.6	101	93	8.6
450,000-499,999	42	25	68.0	84	72	16.7
500,000-549,999	30	21	42.9	69	45	53.3
550,000-599,999	23	22	4.5	62	49	26.5
600,000-649,999	14	16	-12.5	46	43	7.0
650,000-699,999	13	15	-13.3	27	39	-30.8
700,000-749,999	6	8	-25.0	19	17	11.8
750,000-799,999	14	13	7.7	34	25	36.0
800,000-849,999	3	2	50.0	5	5	0.0
850,000-899,999	7	5	40.0	13	16	-18.7
900,000-949,999	7	2	250.0	12	6	100.0
950,000-999,999	6	5	20.0	13	10	30.0
1,000,000-1,099,999	3	3	0.0	7	7	0.0
1,100,000-1,199,999	6	1	500.0	9	4	125.0
1,200,000-1,299,999	7	5	40.0	17	8	112.5
1,300,000-1,399,999	1	2	-50.0	1	6	-83.3
1,400,000-1,499,999	3	0	N/A	3	1	200.0
1,500,000-1,599,999	2	0	N/A	2	2	0.0
1,600,000-1,699,999	1	0	N/A	2	0	N/A
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	1	0	N/A	2	1	100.0
1,900,000-1,999,999	0	0	0.0	2	1	100.0
2,000,000-2,249,999	2	0	N/A	2	0	N/A

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	5	2	150.0	5	3	66.7
2,500,000-2,749,999	2	4	-50.0	3	4	-25.0
2,750,000-2,999,999	1	3	-66.7	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	1	0	N/A	1	0	N/A
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	710	622	14.1	1523	1388	9.7

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	0	0	0.0	1	0	N/A
2,500,000-2,749,999	1	0	N/A	1	0	N/A
2,750,000-2,999,999	0	0	0.0	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	1	0	N/A	1	0	N/A
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	350	296	18.2	847	730	16.0

Market Trends for Mar 2023 - Mar 2024

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



	Months Inventory
Mar - 2024	3.46
Feb - 2024	4.20
Jan - 2024	3.96
Dec - 2023	4.47
Nov - 2023	4.16
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

Keybox Activity Report

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

Keybox Accesses	Mar 23	Mar 24	Change
	6339	6529	3.0%

