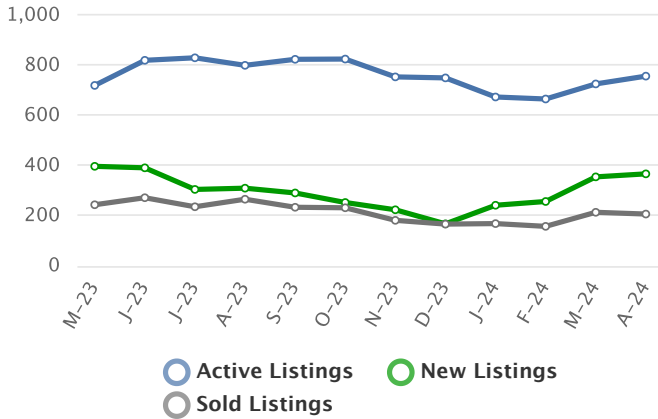


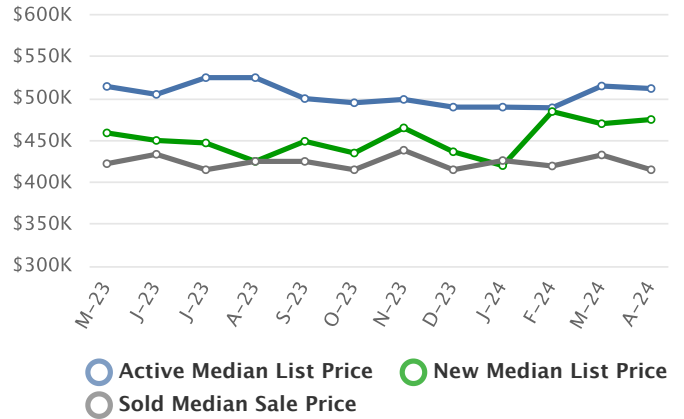
Market Summary

Jackson Residential, April 2024

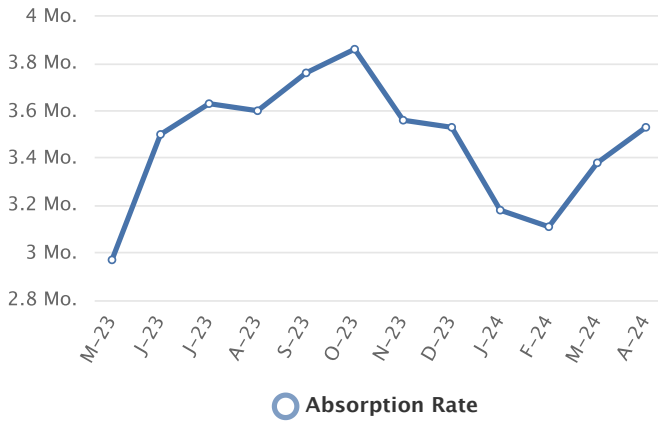
Number of Listings



Listing Prices



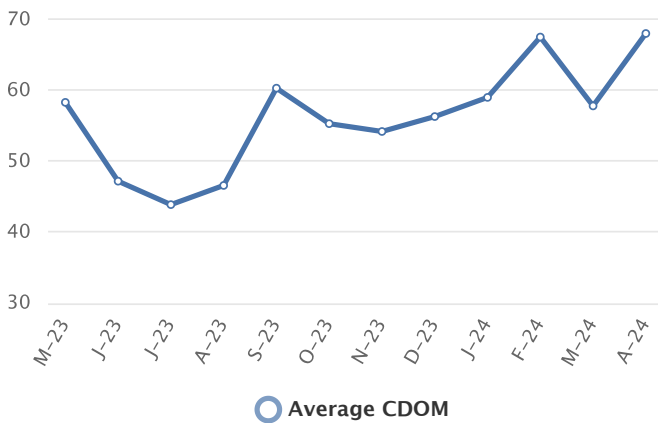
Absorption Rate, in Months



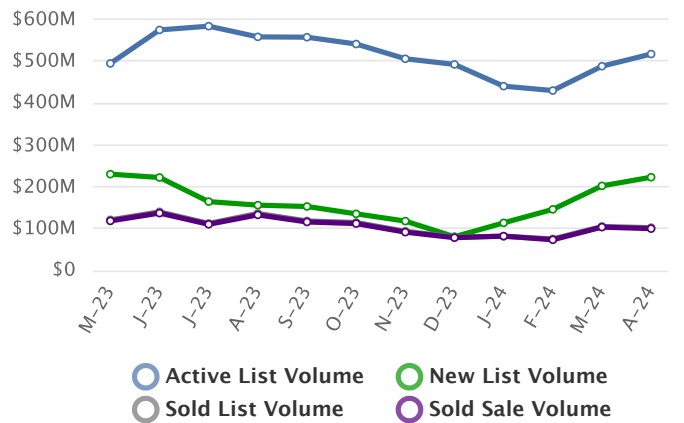
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-24	Apr-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	3.53	2.52	40.08	3.3	2.31	42.86
Average List Price	\$683,870	\$673,748	1.50	\$594,215	\$580,052	2.44
Median List Price	\$512,000	\$500,000	2.40	\$469,999	\$459,000	2.40
Average Sale Price	\$483,196	\$455,794	6.01	\$480,116	\$461,257	4.09
Median Sale Price	\$415,000	\$419,900	-1.17	\$425,000	\$412,750	2.97
Average CDOM	68	55	23.64	63	62	1.61
Median CDOM	23	18	27.78	31	35	-11.43

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	2	1	100.0
100,000-149,999	0	2	-100.0	3	4	-25.0
150,000-199,999	2	4	-50.0	11	10	10.0
200,000-249,999	4	9	-55.6	16	32	-50.0
250,000-299,999	21	22	-4.5	63	67	-6.0
300,000-349,999	27	27	0.0	89	106	-16.0
350,000-399,999	34	27	25.9	129	109	18.3
400,000-449,999	28	28	0.0	104	87	19.5
450,000-499,999	18	15	20.0	75	63	19.0
500,000-549,999	16	16	0.0	66	46	43.5
550,000-599,999	10	14	-28.6	44	47	-6.4
600,000-649,999	15	7	114.3	44	29	51.7
650,000-699,999	5	10	-50.0	20	32	-37.5
700,000-749,999	4	5	-20.0	14	19	-26.3
750,000-799,999	5	2	150.0	17	16	6.3
800,000-849,999	3	2	50.0	8	7	14.3
850,000-899,999	3	1	200.0	12	7	71.4
900,000-949,999	6	2	200.0	9	3	200.0
950,000-999,999	1	3	-66.7	1	8	-87.5
1,000,000-1,099,999	2	1	100.0	9	4	125.0

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	0	1	-100.0	3	1	200.0
150,000-199,999	3	3	0.0	10	13	-23.1
200,000-249,999	5	7	-28.6	24	29	-17.2
250,000-299,999	18	24	-25.0	67	88	-23.9
300,000-349,999	39	27	44.4	111	114	-2.6
350,000-399,999	47	53	-11.3	172	146	17.8
400,000-449,999	41	29	41.4	120	108	11.1
450,000-499,999	22	24	-8.3	96	89	7.9
500,000-549,999	18	16	12.5	68	55	23.6
550,000-599,999	19	16	18.8	60	53	13.2
600,000-649,999	16	6	166.7	45	36	25.0
650,000-699,999	8	14	-42.9	29	42	-31.0
700,000-749,999	8	4	100.0	18	13	38.5
750,000-799,999	14	9	55.6	38	26	46.2
800,000-849,999	1	1	0.0	7	4	75.0
850,000-899,999	3	2	50.0	12	11	9.1
900,000-949,999	1	1	0.0	5	4	25.0
950,000-999,999	0	1	-100.0	7	8	-12.5
1,000,000-1,099,999	2	2	0.0	8	3	166.7

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	1	0	N/A	2	3	-33.3
1,200,000-1,299,999	1	1	0.0	7	1	600.0
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	1	0.0	2	1	100.0
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	199	4.0	748	704	6.3

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	4	0	N/A	8	2	300.0
1,200,000-1,299,999	4	2	100.0	9	4	125.0
1,300,000-1,399,999	3	1	200.0	5	2	150.0
1,400,000-1,499,999	1	1	0.0	3	1	200.0
1,500,000-1,599,999	2	0	N/A	3	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	0	0	0.0	2	0	N/A
1,900,000-1,999,999	0	0	0.0	0	1	-100.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	1	0	N/A	1	0	N/A
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	0	1	-100.0	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	0	0	0.0
Totals	280	246	13.8	932	856	8.9

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	7	2	250.0
150,000-199,999	8	6	33.3	17	22	-22.7
200,000-249,999	13	18	-27.8	38	58	-34.5
250,000-299,999	30	42	-28.6	113	134	-15.7
300,000-349,999	79	42	88.1	207	171	21.1
350,000-399,999	76	69	10.1	271	236	14.8
400,000-449,999	90	81	11.1	220	202	8.9
450,000-499,999	72	59	22.0	196	171	14.6
500,000-549,999	38	36	5.6	119	98	21.4
550,000-599,999	66	52	26.9	137	108	26.9
600,000-649,999	40	30	33.3	100	83	20.5
650,000-699,999	37	34	8.8	75	101	-25.7
700,000-749,999	23	22	4.5	46	43	7.0
750,000-799,999	32	26	23.1	75	69	8.7
800,000-849,999	12	6	100.0	23	14	64.3
850,000-899,999	18	17	5.9	38	39	-2.6
900,000-949,999	10	7	42.9	18	12	50.0
950,000-999,999	17	21	-19.0	29	35	-17.1
1,000,000-1,099,999	9	10	-10.0	24	15	60.0
1,100,000-1,199,999	11	4	175.0	24	11	118.2
1,200,000-1,299,999	19	12	58.3	39	23	69.6
1,300,000-1,399,999	5	10	-50.0	16	14	14.3
1,400,000-1,499,999	6	3	100.0	9	6	50.0
1,500,000-1,599,999	8	4	100.0	14	6	133.3
1,600,000-1,699,999	6	4	50.0	6	5	20.0
1,700,000-1,799,999	3	5	-40.0	3	5	-40.0
1,800,000-1,899,999	4	2	100.0	8	2	300.0
1,900,000-1,999,999	3	3	0.0	3	4	-25.0
2,000,000-2,249,999	4	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	1	0	N/A	5	2	150.0
150,000-199,999	0	3	-100.0	10	16	-37.5
200,000-249,999	5	11	-54.5	27	33	-18.2
250,000-299,999	22	21	4.8	72	93	-22.6
300,000-349,999	48	34	41.2	146	109	33.9
350,000-399,999	47	59	-20.3	183	153	19.6
400,000-449,999	44	37	18.9	144	130	10.8
450,000-499,999	39	39	0.0	121	111	9.0
500,000-549,999	14	18	-22.2	83	63	31.7
550,000-599,999	22	16	37.5	86	65	32.3
600,000-649,999	26	8	225.0	71	51	39.2
650,000-699,999	17	27	-37.0	45	66	-31.8
700,000-749,999	10	8	25.0	28	25	12.0
750,000-799,999	12	15	-20.0	44	40	10.0
800,000-849,999	8	3	166.7	15	8	87.5
850,000-899,999	7	5	40.0	20	23	-13.0
900,000-949,999	4	3	33.3	16	8	100.0
950,000-999,999	2	9	-77.8	14	20	-30.0
1,000,000-1,099,999	6	0	N/A	15	6	150.0
1,100,000-1,199,999	6	2	200.0	14	6	133.3
1,200,000-1,299,999	11	4	175.0	26	11	136.4
1,300,000-1,399,999	3	3	0.0	5	9	-44.4
1,400,000-1,499,999	1	0	N/A	5	1	400.0
1,500,000-1,599,999	2	0	N/A	3	2	50.0
1,600,000-1,699,999	2	1	100.0	4	1	300.0
1,700,000-1,799,999	1	1	0.0	1	1	0.0
1,800,000-1,899,999	2	0	N/A	4	1	300.0
1,900,000-1,999,999	0	0	0.0	2	1	100.0
2,000,000-2,249,999	0	0	0.0	2	0	N/A

Active Listings

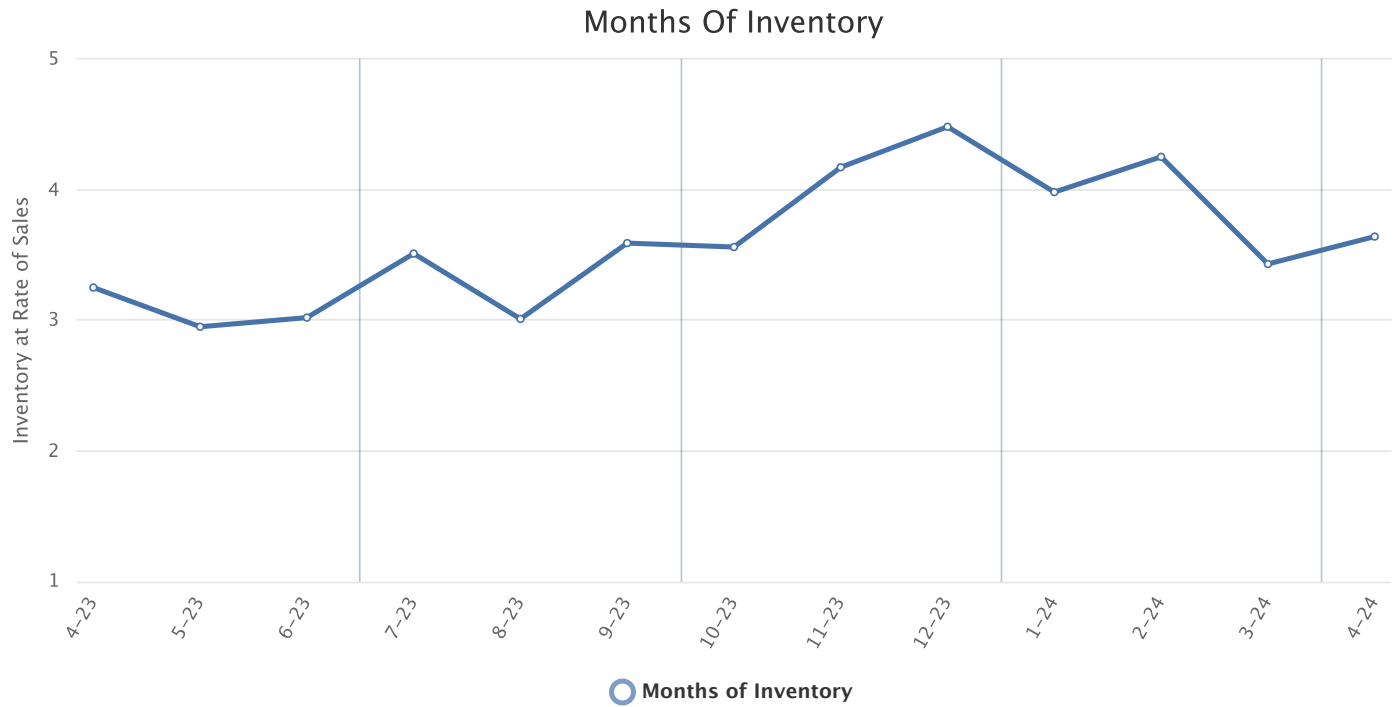
	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	3	2	50.0	5	3	66.7
2,500,000-2,749,999	2	4	-50.0	4	4	0.0
2,750,000-2,999,999	1	1	0.0	2	4	-50.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	2	-100.0	0	2	-100.0
3,500,000-3,749,999	1	1	0.0	2	1	100.0
3,750,000-3,999,999	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+	5	4	25.0	5	6	-16.7
Totals	756	643	17.6	1900	1715	10.8

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	1	0	N/A	2	0	N/A
2,500,000-2,749,999	1	0	N/A	2	0	N/A
2,750,000-2,999,999	1	0	N/A	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	0	0.0
3,500,000-3,749,999	1	0	N/A	2	0	N/A
3,750,000-3,999,999	0	0	0.0	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+	1	1	0.0	1	2	-50.0
Totals	367	328	11.9	1221	1058	15.4

Market Trends for Apr 2023 - Apr 2024

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



	Months Inventory
Apr - 2024	3.64
Mar - 2024	3.43
Feb - 2024	4.25
Jan - 2024	3.98
Dec - 2023	4.48
Nov - 2023	4.17
Oct - 2023	3.56
Sep - 2023	3.59
Aug - 2023	3.01
Jul - 2023	3.51
Jun - 2023	3.02
May - 2023	2.95
Apr - 2023	3.25

Keybox Activity Report

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

Keybox Accesses	Apr 23	Apr 24	Change
	6325	6996	10.6%

