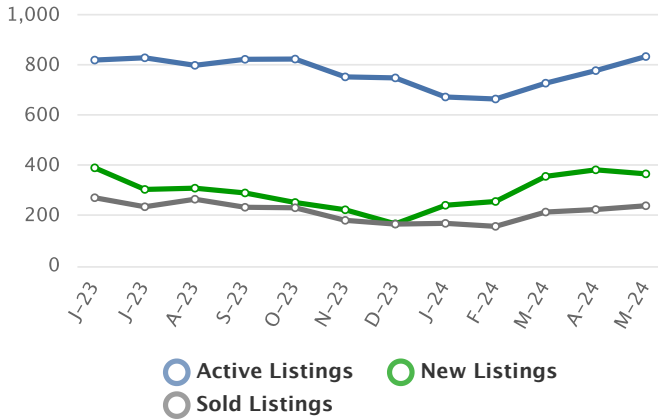


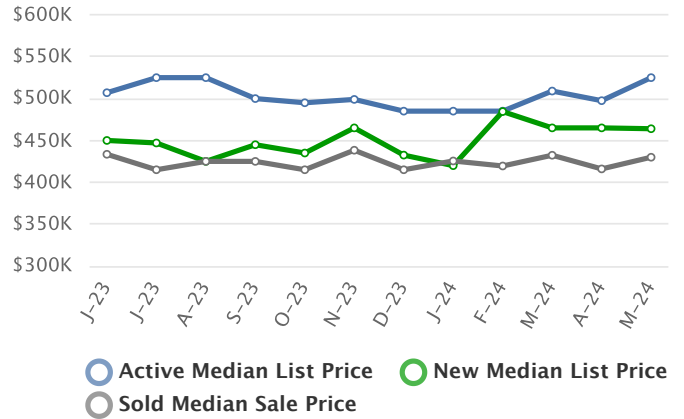
# Market Summary

Jackson Residential, May 2024

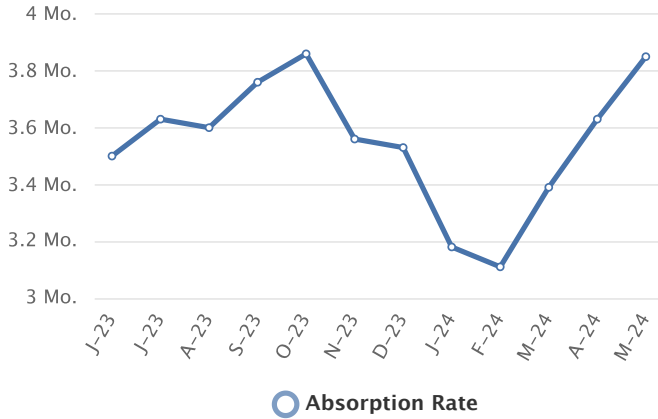
### Number of Listings



### Listing Prices



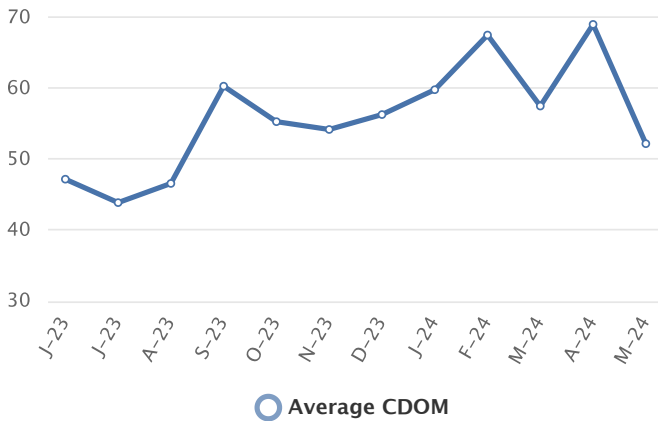
### Absorption Rate, in Months



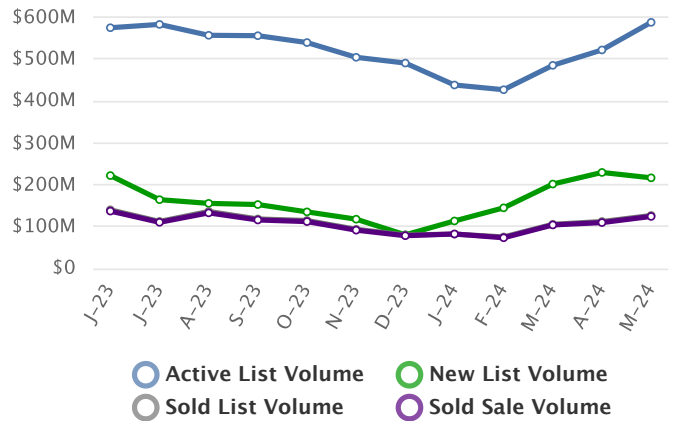
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	May-24	May-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	3.85	2.98	29.19	3.43	2.45	40.00
Average List Price	\$704,931	\$687,383	2.55	\$590,092	\$579,894	1.76
Median List Price	\$525,000	\$514,700	2.00	\$468,888	\$459,000	2.15
Average Sale Price	\$518,163	\$485,404	6.75	\$489,959	\$467,472	4.81
Median Sale Price	\$429,950	\$422,250	1.82	\$425,000	\$417,250	1.86
Average CDOM	52	58	-10.34	61	61	0.00
Median CDOM	17	16	6.25	26	29	-10.34

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	1	-100.0	3	5	-40.0
150,000-199,999	3	6	-50.0	14	16	-12.5
200,000-249,999	5	6	-16.7	21	38	-44.7
250,000-299,999	12	18	-33.3	76	85	-10.6
300,000-349,999	31	29	6.9	121	135	-10.4
350,000-399,999	47	40	17.5	183	149	22.8
400,000-449,999	34	44	-22.7	141	131	7.6
450,000-499,999	14	24	-41.7	91	87	4.6
500,000-549,999	25	15	66.7	91	61	49.2
550,000-599,999	12	13	-7.7	56	60	-6.7
600,000-649,999	12	8	50.0	57	37	54.1
650,000-699,999	3	8	-62.5	25	40	-37.5
700,000-749,999	9	12	-25.0	24	31	-22.6
750,000-799,999	11	6	83.3	28	22	27.3
800,000-849,999	2	2	0.0	11	9	22.2
850,000-899,999	0	1	-100.0	12	8	50.0
900,000-949,999	2	0	N/A	11	3	266.7
950,000-999,999	4	2	100.0	5	10	-50.0
1,000,000-1,099,999	4	3	33.3	13	7	85.7

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	1	0.0	5	2	150.0
150,000-199,999	4	3	33.3	12	16	-25.0
200,000-249,999	9	9	0.0	32	38	-15.8
250,000-299,999	16	19	-15.8	80	107	-25.2
300,000-349,999	40	31	29.0	142	145	-2.1
350,000-399,999	38	40	-5.0	204	186	9.7
400,000-449,999	47	31	51.6	163	139	17.3
450,000-499,999	36	27	33.3	130	116	12.1
500,000-549,999	20	14	42.9	85	69	23.2
550,000-599,999	17	16	6.3	76	69	10.1
600,000-649,999	13	13	0.0	58	49	18.4
650,000-699,999	5	20	-75.0	34	62	-45.2
700,000-749,999	10	3	233.3	27	16	68.8
750,000-799,999	11	10	10.0	47	36	30.6
800,000-849,999	2	2	0.0	9	6	50.0
850,000-899,999	2	5	-60.0	13	16	-18.7
900,000-949,999	0	3	-100.0	5	7	-28.6
950,000-999,999	3	6	-50.0	10	14	-28.6
1,000,000-1,099,999	4	1	300.0	12	4	200.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	2	1	100.0	4	4	0.0
1,200,000-1,299,999	2	1	100.0	9	2	350.0
1,300,000-1,399,999	2	2	0.0	3	2	50.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	2	0	N/A	2	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	2	1	100.0
1,800,000-1,899,999	1	0	N/A	1	0	N/A
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	1	0	N/A	1	1	0.0
2,250,000-2,499,999	0	1	-100.0	0	1	-100.0
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
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	240	244	-1.6	1008	948	6.3

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	1	3	-66.7	9	5	80.0
1,200,000-1,299,999	3	0	N/A	12	4	200.0
1,300,000-1,399,999	1	0	N/A	6	2	200.0
1,400,000-1,499,999	2	0	N/A	5	1	400.0
1,500,000-1,599,999	2	0	N/A	5	0	N/A
1,600,000-1,699,999	0	2	-100.0	0	2	-100.0
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	1	-100.0	0	2	-100.0
2,000,000-2,249,999	1	0	N/A	1	0	N/A
2,250,000-2,499,999	1	1	0.0	1	1	0.0
2,500,000-2,749,999	0	0	0.0	0	1	-100.0
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	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	0	0.0
Totals	290	261	11.1	1187	1117	6.3

## 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	8	3	166.7
150,000-199,999	8	8	0.0	21	28	-25.0
200,000-249,999	16	23	-30.4	53	68	-22.1
250,000-299,999	42	39	7.7	135	161	-16.1
300,000-349,999	80	48	66.7	246	206	19.4
350,000-399,999	82	81	1.2	320	294	8.8
400,000-449,999	93	77	20.8	283	252	12.3
450,000-499,999	70	72	-2.8	230	217	6.0
500,000-549,999	46	40	15.0	148	116	27.6
550,000-599,999	77	48	60.4	177	128	38.3
600,000-649,999	36	36	0.0	108	106	1.9
650,000-699,999	42	52	-19.2	86	129	-33.3
700,000-749,999	23	20	15.0	55	50	10.0
750,000-799,999	34	31	9.7	88	84	4.8
800,000-849,999	20	6	233.3	31	15	106.7
850,000-899,999	29	21	38.1	48	51	-5.9
900,000-949,999	9	7	28.6	18	12	50.0
950,000-999,999	14	27	-48.1	33	43	-23.3
1,000,000-1,099,999	12	8	50.0	26	16	62.5
1,100,000-1,199,999	17	9	88.9	31	20	55.0
1,200,000-1,299,999	20	14	42.9	40	29	37.9
1,300,000-1,399,999	8	10	-20.0	20	17	17.6
1,400,000-1,499,999	9	4	125.0	14	7	100.0
1,500,000-1,599,999	5	6	-16.7	15	9	66.7
1,600,000-1,699,999	5	4	25.0	5	6	-16.7
1,700,000-1,799,999	5	4	25.0	6	6	0.0
1,800,000-1,899,999	2	2	0.0	7	2	250.0
1,900,000-1,999,999	4	4	0.0	5	5	0.0
2,000,000-2,249,999	2	0	N/A	3	1	200.0

## 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	1	1	0.0	6	3	100.0
150,000-199,999	4	6	-33.3	14	22	-36.4
200,000-249,999	13	10	30.0	42	43	-2.3
250,000-299,999	17	27	-37.0	93	120	-22.5
300,000-349,999	40	35	14.3	185	144	28.5
350,000-399,999	47	58	-19.0	231	211	9.5
400,000-449,999	54	50	8.0	206	180	14.4
450,000-499,999	32	46	-30.4	156	157	-0.6
500,000-549,999	29	18	61.1	114	81	40.7
550,000-599,999	31	20	55.0	124	85	45.9
600,000-649,999	13	23	-43.5	79	74	6.8
650,000-699,999	9	28	-67.9	54	94	-42.6
700,000-749,999	13	7	85.7	41	32	28.1
750,000-799,999	13	13	0.0	55	54	1.9
800,000-849,999	8	0	N/A	23	9	155.6
850,000-899,999	7	14	-50.0	31	35	-11.4
900,000-949,999	2	0	N/A	15	8	87.5
950,000-999,999	6	8	-25.0	20	28	-28.6
1,000,000-1,099,999	2	1	100.0	18	7	157.1
1,100,000-1,199,999	3	9	-66.7	19	15	26.7
1,200,000-1,299,999	7	6	16.7	28	17	64.7
1,300,000-1,399,999	4	3	33.3	9	12	-25.0
1,400,000-1,499,999	2	0	N/A	7	2	250.0
1,500,000-1,599,999	3	4	-25.0	6	5	20.0
1,600,000-1,699,999	0	1	-100.0	3	2	50.0
1,700,000-1,799,999	2	1	100.0	5	2	150.0
1,800,000-1,899,999	0	0	0.0	3	1	200.0
1,900,000-1,999,999	1	1	0.0	3	2	50.0
2,000,000-2,249,999	0	1	-100.0	2	1	100.0

Active Listings

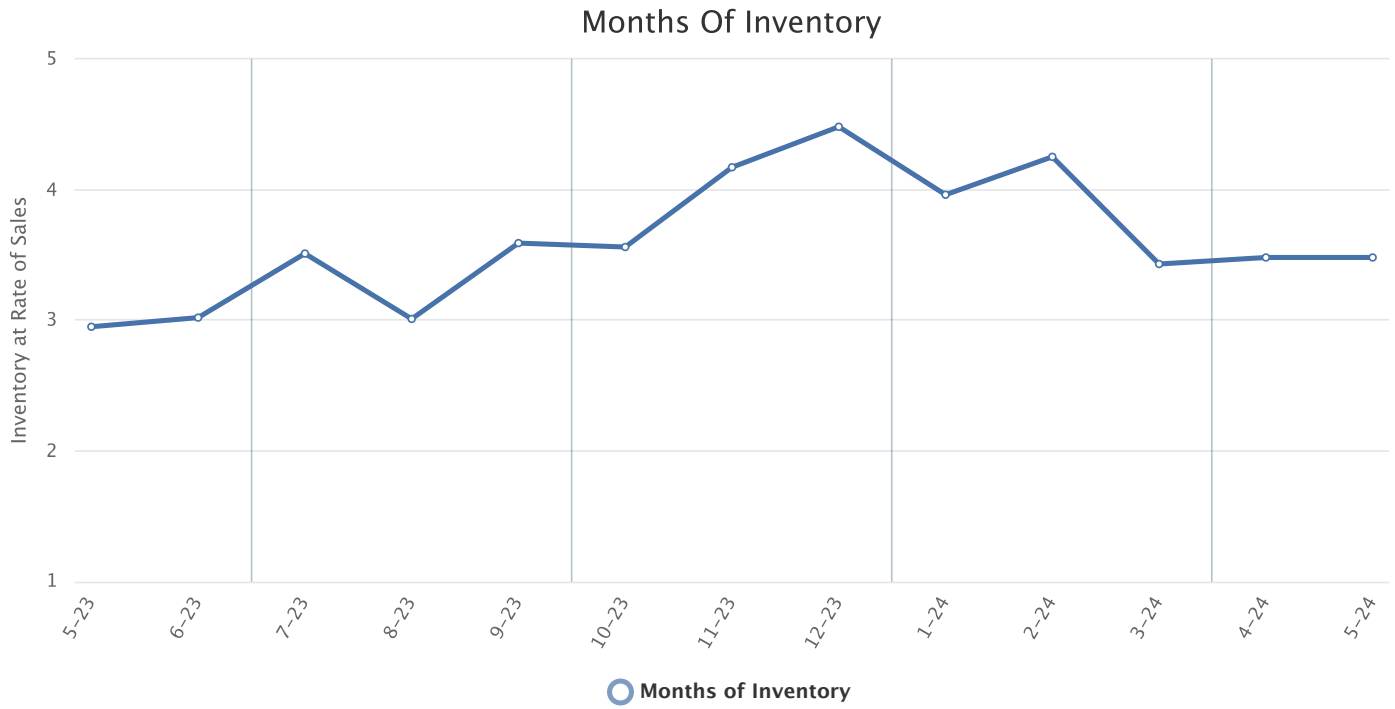
	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	5	4	25.0	7	6	16.7
2,500,000-2,749,999	3	3	0.0	4	5	-20.0
2,750,000-2,999,999	2	0	N/A	2	5	-60.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	1	2	-50.0	1	2	-50.0
3,500,000-3,749,999	2	1	100.0	2	1	100.0
3,750,000-3,999,999	1	0	N/A	1	1	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+	6	5	20.0	6	6	0.0
Totals	834	720	15.8	2285	2113	8.1

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	2	3	-33.3	4	3	33.3
2,500,000-2,749,999	0	1	-100.0	2	1	100.0
2,750,000-2,999,999	0	1	-100.0	2	1	100.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	1	0	N/A	1	0	N/A
3,500,000-3,749,999	0	0	0.0	2	0	N/A
3,750,000-3,999,999	0	1	-100.0	1	1	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+	1	0	N/A	2	2	0.0
Totals	367	397	-7.6	1606	1455	10.4

# Market Trends for May 2023 - May 2024

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



	Months Inventory
May - 2024	3.48
Apr - 2024	3.48
Mar - 2024	3.43
Feb - 2024	4.25
Jan - 2024	3.96
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

# Keybox Activity Report

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

Keybox Accesses	May 23	May 24	Change
	6339	7305	15.2%

