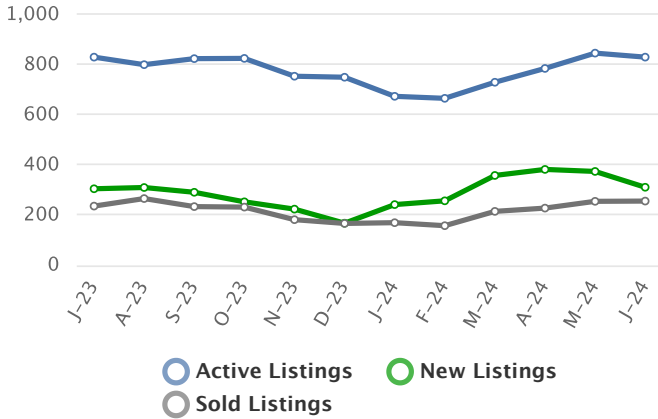


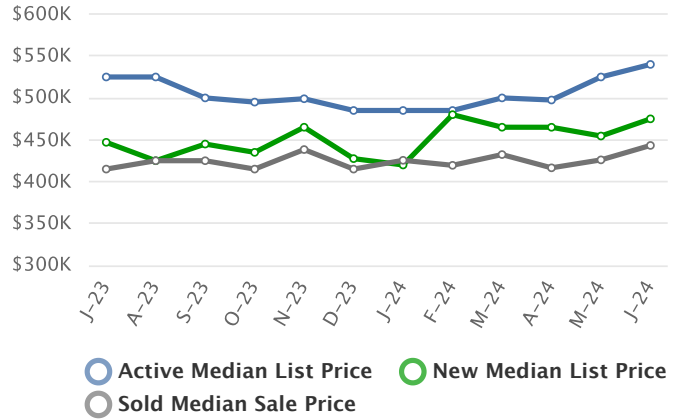
Market Summary

Jackson Residential, June 2024

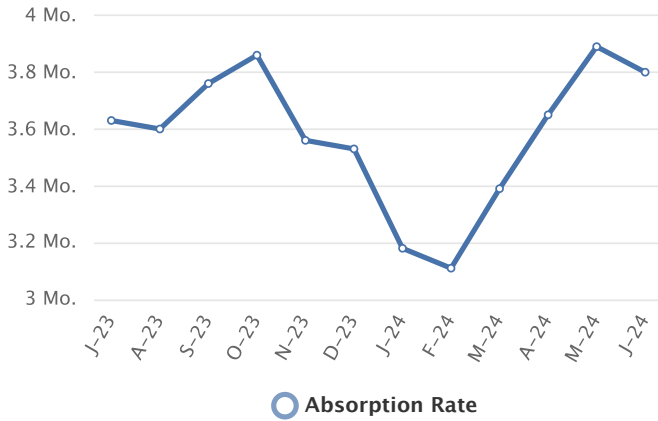
Number of Listings



Listing Prices



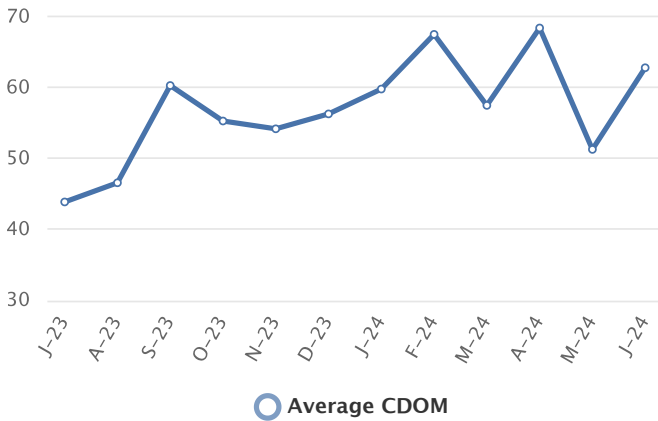
Absorption Rate, in Months



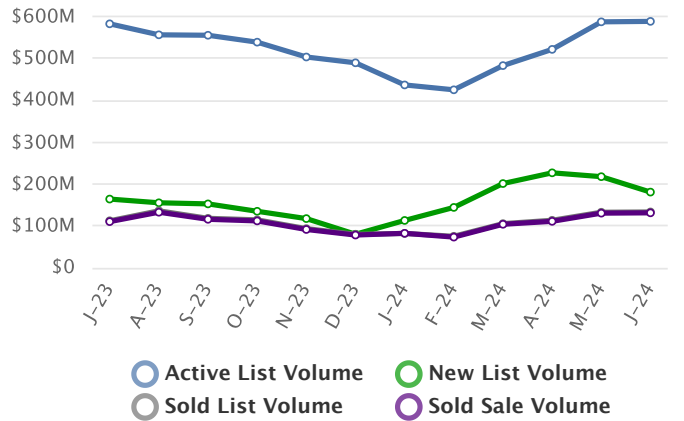
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jun-24	Jun-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	3.8	3.5	8.57	3.5	2.62	33.59
Average List Price	\$710,057	\$701,011	1.29	\$586,669	\$577,871	1.52
Median List Price	\$540,000	\$505,000	6.93	\$465,000	\$455,000	2.20
Average Sale Price	\$513,128	\$504,047	1.80	\$493,661	\$475,626	3.79
Median Sale Price	\$443,245	\$433,479	2.25	\$429,450	\$419,945	2.26
Average CDOM	62	47	31.91	61	58	5.17
Median CDOM	23	14	64.29	25	24	4.17

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	1	1	0.0	5	6	-16.7
150,000-199,999	3	6	-50.0	18	22	-18.2
200,000-249,999	7	8	-12.5	29	46	-37.0
250,000-299,999	11	25	-56.0	88	110	-20.0
300,000-349,999	30	31	-3.2	154	166	-7.2
350,000-399,999	39	43	-9.3	222	192	15.6
400,000-449,999	42	28	50.0	187	159	17.6
450,000-499,999	30	24	25.0	123	111	10.8
500,000-549,999	15	20	-25.0	107	81	32.1
550,000-599,999	15	16	-6.2	71	76	-6.6
600,000-649,999	14	12	16.7	73	49	49.0
650,000-699,999	12	16	-25.0	38	56	-32.1
700,000-749,999	10	8	25.0	34	39	-12.8
750,000-799,999	5	5	0.0	33	27	22.2
800,000-849,999	2	4	-50.0	14	13	7.7
850,000-899,999	3	9	-66.7	15	17	-11.8
900,000-949,999	2	2	0.0	13	5	160.0
950,000-999,999	1	6	-83.3	6	16	-62.5
1,000,000-1,099,999	3	0	N/A	16	7	128.6

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	3	0	N/A	8	2	300.0
150,000-199,999	1	5	-80.0	14	21	-33.3
200,000-249,999	11	10	10.0	40	48	-16.7
250,000-299,999	18	25	-28.0	95	132	-28.0
300,000-349,999	31	21	47.6	172	166	3.6
350,000-399,999	45	40	12.5	246	226	8.8
400,000-449,999	31	35	-11.4	193	174	10.9
450,000-499,999	19	26	-26.9	148	142	4.2
500,000-549,999	18	15	20.0	100	84	19.0
550,000-599,999	18	22	-18.2	91	91	0.0
600,000-649,999	8	13	-38.5	66	62	6.5
650,000-699,999	8	13	-38.5	42	75	-44.0
700,000-749,999	5	6	-16.7	32	22	45.5
750,000-799,999	7	4	75.0	52	40	30.0
800,000-849,999	4	1	300.0	13	7	85.7
850,000-899,999	8	5	60.0	21	21	0.0
900,000-949,999	3	0	N/A	8	7	14.3
950,000-999,999	4	6	-33.3	14	20	-30.0
1,000,000-1,099,999	4	0	N/A	16	4	300.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	2	3	-33.3	6	7	-14.3
1,200,000-1,299,999	2	1	100.0	11	3	266.7
1,300,000-1,399,999	3	0	N/A	6	2	200.0
1,400,000-1,499,999	2	1	100.0	2	1	100.0
1,500,000-1,599,999	0	1	-100.0	2	1	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	2	1	100.0
1,800,000-1,899,999	1	0	N/A	2	0	N/A
1,900,000-1,999,999	1	1	0.0	1	1	0.0
2,000,000-2,249,999	0	1	-100.0	1	2	-50.0
2,250,000-2,499,999	0	0	0.0	0	1	-100.0
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	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	256	272	-5.9	1282	1220	5.1

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	2	3	-33.3	11	8	37.5
1,200,000-1,299,999	2	4	-50.0	14	8	75.0
1,300,000-1,399,999	1	1	0.0	6	3	100.0
1,400,000-1,499,999	0	0	0.0	5	1	400.0
1,500,000-1,599,999	0	1	-100.0	5	1	400.0
1,600,000-1,699,999	0	0	0.0	0	2	-100.0
1,700,000-1,799,999	0	2	-100.0	0	2	-100.0
1,800,000-1,899,999	0	0	0.0	2	0	N/A
1,900,000-1,999,999	2	0	N/A	2	2	0.0
2,000,000-2,249,999	0	0	0.0	1	0	N/A
2,250,000-2,499,999	1	0	N/A	2	1	100.0
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	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	254	258	-1.6	1420	1375	3.3

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	4	1	300.0	11	4	175.0
150,000-199,999	8	11	-27.3	24	34	-29.4
200,000-249,999	21	22	-4.5	65	76	-14.5
250,000-299,999	39	44	-11.4	154	190	-18.9
300,000-349,999	68	59	15.3	273	244	11.9
350,000-399,999	88	91	-3.3	370	365	1.4
400,000-449,999	84	93	-9.7	318	291	9.3
450,000-499,999	63	81	-22.2	267	257	3.9
500,000-549,999	51	37	37.8	172	132	30.3
550,000-599,999	86	49	75.5	200	154	29.9
600,000-649,999	34	38	-10.5	118	118	0.0
650,000-699,999	40	56	-28.6	95	156	-39.1
700,000-749,999	25	23	8.7	69	57	21.1
750,000-799,999	33	29	13.8	102	91	12.1
800,000-849,999	15	8	87.5	32	23	39.1
850,000-899,999	32	24	33.3	59	58	1.7
900,000-949,999	11	8	37.5	21	16	31.3
950,000-999,999	15	28	-46.4	36	51	-29.4
1,000,000-1,099,999	8	10	-20.0	27	21	28.6
1,100,000-1,199,999	22	19	15.8	37	28	32.1
1,200,000-1,299,999	23	22	4.5	43	37	16.2
1,300,000-1,399,999	7	15	-53.3	21	21	0.0
1,400,000-1,499,999	8	6	33.3	15	9	66.7
1,500,000-1,599,999	7	9	-22.2	17	12	41.7
1,600,000-1,699,999	4	2	100.0	7	6	16.7
1,700,000-1,799,999	3	6	-50.0	5	8	-37.5
1,800,000-1,899,999	2	2	0.0	7	3	133.3
1,900,000-1,999,999	5	3	66.7	6	5	20.0
2,000,000-2,249,999	1	1	0.0	4	1	300.0

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	9	4	125.0
150,000-199,999	2	6	-66.7	17	28	-39.3
200,000-249,999	10	8	25.0	54	51	5.9
250,000-299,999	15	29	-48.3	111	149	-25.5
300,000-349,999	27	38	-28.9	213	182	17.0
350,000-399,999	47	71	-33.8	279	282	-1.1
400,000-449,999	38	39	-2.6	243	219	11.0
450,000-499,999	32	40	-20.0	192	197	-2.5
500,000-549,999	26	16	62.5	137	97	41.2
550,000-599,999	19	26	-26.9	149	111	34.2
600,000-649,999	12	12	0.0	87	86	1.2
650,000-699,999	11	27	-59.3	65	121	-46.3
700,000-749,999	15	7	114.3	54	39	38.5
750,000-799,999	11	8	37.5	70	62	12.9
800,000-849,999	6	8	-25.0	23	17	35.3
850,000-899,999	11	7	57.1	43	42	2.4
900,000-949,999	3	4	-25.0	18	12	50.0
950,000-999,999	3	8	-62.5	23	36	-36.1
1,000,000-1,099,999	1	5	-80.0	19	12	58.3
1,100,000-1,199,999	6	8	-25.0	24	23	4.3
1,200,000-1,299,999	3	8	-62.5	32	25	28.0
1,300,000-1,399,999	2	4	-50.0	10	16	-37.5
1,400,000-1,499,999	1	2	-50.0	8	4	100.0
1,500,000-1,599,999	2	3	-33.3	8	8	0.0
1,600,000-1,699,999	1	0	N/A	5	2	150.0
1,700,000-1,799,999	1	2	-50.0	4	4	0.0
1,800,000-1,899,999	0	1	-100.0	3	2	50.0
1,900,000-1,999,999	0	0	0.0	4	2	100.0
2,000,000-2,249,999	1	0	N/A	2	1	100.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	8	5	60.0	10	7	42.9
2,500,000-2,749,999	2	4	-50.0	5	5	0.0
2,750,000-2,999,999	1	1	0.0	1	6	-83.3
3,000,000-3,249,999	0	1	-100.0	0	1	-100.0
3,250,000-3,499,999	1	1	0.0	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	1	0.0	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	1	0	N/A
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	829	819	1.2	2604	2503	4.0

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	2	1	100.0	7	4	75.0
2,500,000-2,749,999	1	0	N/A	3	1	200.0
2,750,000-2,999,999	0	1	-100.0	1	2	-50.0
3,000,000-3,249,999	0	1	-100.0	0	1	-100.0
3,250,000-3,499,999	0	0	0.0	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	0	0.0	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	1	0	N/A	1	0	N/A
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	2	2	0.0
Totals	311	391	-20.5	1924	1846	4.2

Market Trends for Jun 2023 - Jun 2024

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



	Months Inventory
Jun - 2024	3.25
May - 2024	3.34
Apr - 2024	3.47
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

Keybox Activity Report

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

Keybox Accesses	Jun 23	Jun 24	Change
	7388	6893	-6.7%

