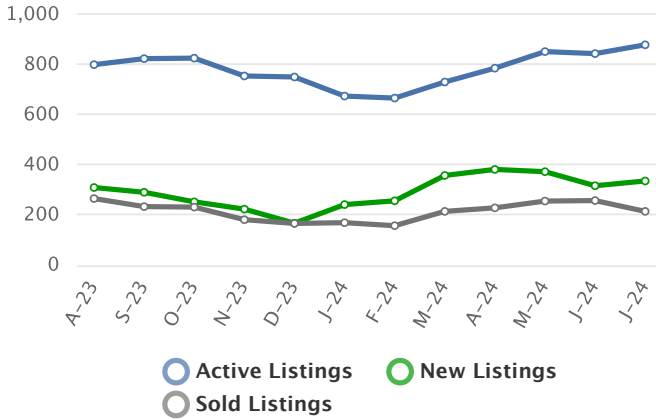


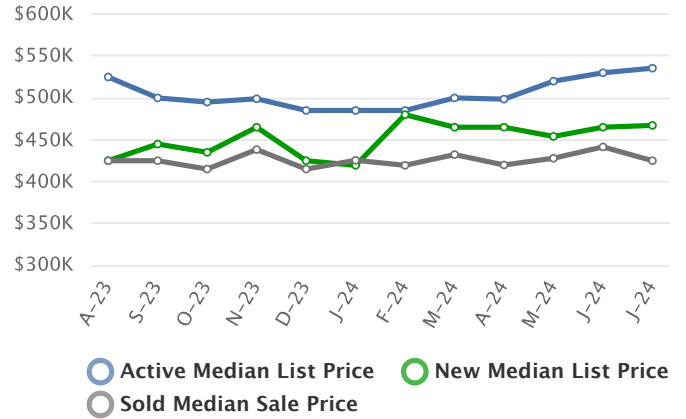
Market Summary

Jackson Residential, July 2024

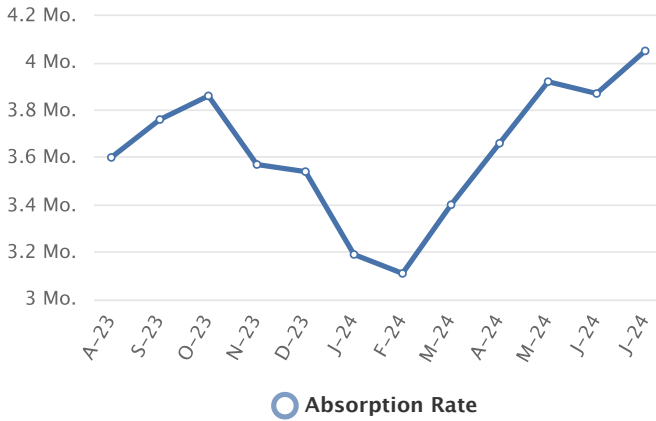
Number of Listings



Listing Prices



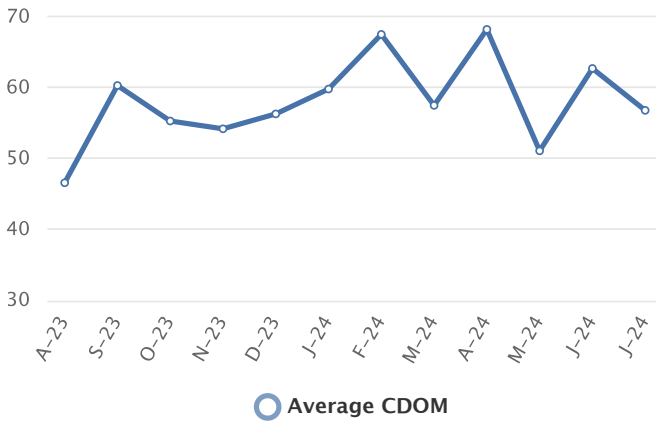
Absorption Rate, in Months



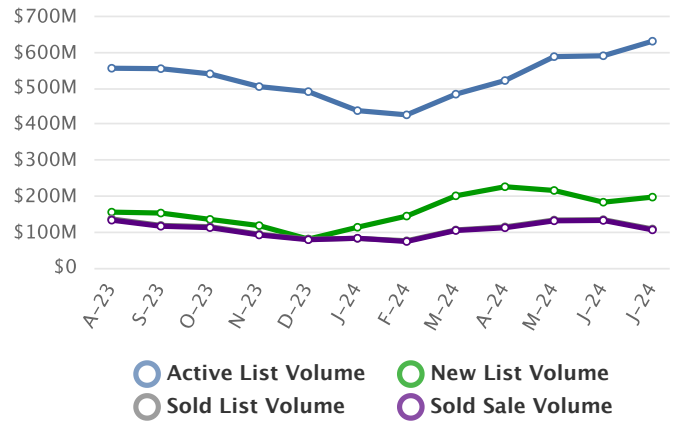
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jul-24	Jul-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	4.05	3.63	11.57	3.6	2.77	29.96
Average List Price	\$719,224	\$702,810	2.34	\$584,720	\$573,551	1.95
Median List Price	\$535,495	\$525,000	2.00	\$465,000	\$450,000	3.33
Average Sale Price	\$492,032	\$467,598	5.23	\$493,235	\$474,325	3.99
Median Sale Price	\$425,000	\$415,000	2.41	\$429,000	\$419,900	2.17
Average CDOM	56	43	30.23	60	56	7.14
Median CDOM	22	15	46.67	25	22	13.64

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	3	1	200.0	8	7	14.3
150,000-199,999	1	3	-66.7	19	25	-24.0
200,000-249,999	6	7	-14.3	35	53	-34.0
250,000-299,999	15	21	-28.6	103	131	-21.4
300,000-349,999	36	22	63.6	191	188	1.6
350,000-399,999	30	46	-34.8	251	238	5.5
400,000-449,999	29	39	-25.6	218	198	10.1
450,000-499,999	21	25	-16.0	145	136	6.6
500,000-549,999	21	11	90.9	129	92	40.2
550,000-599,999	11	17	-35.3	82	93	-11.8
600,000-649,999	8	11	-27.3	81	60	35.0
650,000-699,999	3	10	-70.0	41	66	-37.9
700,000-749,999	6	5	20.0	40	44	-9.1
750,000-799,999	3	5	-40.0	36	32	12.5
800,000-849,999	2	2	0.0	16	15	6.7
850,000-899,999	5	1	400.0	20	18	11.1
900,000-949,999	1	2	-50.0	14	7	100.0
950,000-999,999	4	2	100.0	10	18	-44.4
1,000,000-1,099,999	6	2	200.0	22	9	144.4

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	1	2	-50.0
100,000-149,999	1	1	0.0	9	3	200.0
150,000-199,999	2	1	100.0	16	22	-27.3
200,000-249,999	5	8	-37.5	43	56	-23.2
250,000-299,999	16	19	-15.8	111	151	-26.5
300,000-349,999	36	31	16.1	204	197	3.6
350,000-399,999	33	51	-35.3	274	277	-1.1
400,000-449,999	31	34	-8.8	221	208	6.3
450,000-499,999	25	28	-10.7	170	170	0.0
500,000-549,999	18	13	38.5	118	97	21.6
550,000-599,999	21	8	162.5	108	99	9.1
600,000-649,999	13	9	44.4	78	71	9.9
650,000-699,999	7	20	-65.0	47	95	-50.5
700,000-749,999	9	1	800.0	41	23	78.3
750,000-799,999	10	2	400.0	61	42	45.2
800,000-849,999	5	7	-28.6	18	14	28.6
850,000-899,999	10	7	42.9	30	28	7.1
900,000-949,999	0	0	0.0	8	7	14.3
950,000-999,999	5	5	0.0	18	25	-28.0
1,000,000-1,099,999	1	2	-50.0	17	6	183.3

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	2	-100.0	6	9	-33.3
1,200,000-1,299,999	1	1	0.0	12	4	200.0
1,300,000-1,399,999	0	1	-100.0	6	3	100.0
1,400,000-1,499,999	1	0	N/A	3	1	200.0
1,500,000-1,599,999	0	0	0.0	2	1	100.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	1	0	N/A	3	1	200.0
1,800,000-1,899,999	0	0	0.0	2	0	N/A
1,900,000-1,999,999	1	0	N/A	2	1	100.0
2,000,000-2,249,999	0	0	0.0	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	215	236	-8.9	1501	1456	3.1

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	1	1	0.0	12	9	33.3
1,200,000-1,299,999	1	4	-75.0	15	12	25.0
1,300,000-1,399,999	2	0	N/A	8	3	166.7
1,400,000-1,499,999	2	1	100.0	7	2	250.0
1,500,000-1,599,999	1	1	0.0	6	2	200.0
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	4	-100.0
1,800,000-1,899,999	0	0	0.0	2	0	N/A
1,900,000-1,999,999	0	0	0.0	2	2	0.0
2,000,000-2,249,999	0	0	0.0	1	0	N/A
2,250,000-2,499,999	0	0	0.0	2	1	100.0
2,500,000-2,749,999	1	0	N/A	1	1	0.0
2,750,000-2,999,999	0	1	-100.0	0	2	-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	256	258	-0.8	1649	1633	1.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	2	-100.0	1	4	-75.0
100,000-149,999	2	1	100.0	11	5	120.0
150,000-199,999	8	10	-20.0	27	36	-25.0
200,000-249,999	21	18	16.7	71	87	-18.4
250,000-299,999	33	40	-17.5	176	214	-17.8
300,000-349,999	59	60	-1.7	304	280	8.6
350,000-399,999	100	93	7.5	425	411	3.4
400,000-449,999	106	88	20.5	366	327	11.9
450,000-499,999	73	77	-5.2	293	287	2.1
500,000-549,999	56	47	19.1	200	158	26.6
550,000-599,999	70	51	37.3	216	173	24.9
600,000-649,999	42	43	-2.3	141	131	7.6
650,000-699,999	36	52	-30.8	97	166	-41.6
700,000-749,999	35	26	34.6	88	62	41.9
750,000-799,999	43	34	26.5	116	99	17.2
800,000-849,999	18	8	125.0	37	26	42.3
850,000-899,999	27	26	3.8	67	68	-1.5
900,000-949,999	12	9	33.3	25	18	38.9
950,000-999,999	16	26	-38.5	42	55	-23.6
1,000,000-1,099,999	9	12	-25.0	32	21	52.4
1,100,000-1,199,999	23	18	27.8	40	37	8.1
1,200,000-1,299,999	17	22	-22.7	43	39	10.3
1,300,000-1,399,999	10	16	-37.5	24	21	14.3
1,400,000-1,499,999	8	6	33.3	18	10	80.0
1,500,000-1,599,999	13	9	44.4	22	13	69.2
1,600,000-1,699,999	3	2	50.0	10	7	42.9
1,700,000-1,799,999	3	3	0.0	5	9	-44.4
1,800,000-1,899,999	2	3	-33.3	7	3	133.3
1,900,000-1,999,999	4	4	0.0	7	6	16.7
2,000,000-2,249,999	5	2	150.0	6	2	200.0

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	0	2	-100.0
100,000-149,999	0	1	-100.0	9	5	80.0
150,000-199,999	2	2	0.0	20	30	-33.3
200,000-249,999	2	11	-81.8	60	62	-3.2
250,000-299,999	19	24	-20.8	132	173	-23.7
300,000-349,999	35	36	-2.8	245	218	12.4
350,000-399,999	48	47	2.1	333	328	1.5
400,000-449,999	47	35	34.3	290	255	13.7
450,000-499,999	32	30	6.7	219	227	-3.5
500,000-549,999	20	25	-20.0	163	122	33.6
550,000-599,999	22	19	15.8	167	131	27.5
600,000-649,999	20	13	53.8	109	99	10.1
650,000-699,999	8	11	-27.3	69	131	-47.3
700,000-749,999	16	5	220.0	73	44	65.9
750,000-799,999	14	7	100.0	84	69	21.7
800,000-849,999	3	3	0.0	27	20	35.0
850,000-899,999	10	10	0.0	51	52	-1.9
900,000-949,999	3	2	50.0	23	14	64.3
950,000-999,999	8	4	100.0	29	40	-27.5
1,000,000-1,099,999	4	0	N/A	24	12	100.0
1,100,000-1,199,999	2	9	-77.8	26	32	-18.7
1,200,000-1,299,999	4	2	100.0	33	27	22.2
1,300,000-1,399,999	3	0	N/A	13	16	-18.7
1,400,000-1,499,999	3	1	200.0	11	5	120.0
1,500,000-1,599,999	5	1	400.0	13	9	44.4
1,600,000-1,699,999	4	1	300.0	8	3	166.7
1,700,000-1,799,999	0	1	-100.0	4	5	-20.0
1,800,000-1,899,999	0	0	0.0	3	2	50.0
1,900,000-1,999,999	0	1	-100.0	4	3	33.3
2,000,000-2,249,999	0	1	-100.0	5	2	150.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	6	5	20.0	8	7	14.3
2,500,000-2,749,999	3	5	-40.0	5	6	-16.7
2,750,000-2,999,999	2	1	100.0	2	6	-66.7
3,000,000-3,249,999	0	1	-100.0	1	1	0.0
3,250,000-3,499,999	1	0	N/A	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	2	-50.0	1	2	-50.0
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	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+	6	4	50.0	6	6	0.0
Totals	877	829	5.8	2945	2809	4.8

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	0	0	0.0	5	4	25.0
2,500,000-2,749,999	0	1	-100.0	3	2	50.0
2,750,000-2,999,999	1	0	N/A	2	2	0.0
3,000,000-3,249,999	1	0	N/A	1	1	0.0
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	1	-100.0	1	2	-50.0
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	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	336	305	10.2	2265	2151	5.3

Market Trends for Jul 2023 - Jul 2024

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



	Months Inventory
Jul - 2024	4.07
Jun - 2024	3.28
May - 2024	3.34
Apr - 2024	3.46
Mar - 2024	3.44
Feb - 2024	4.26
Jan - 2024	3.96
Dec - 2023	4.49
Nov - 2023	4.17
Oct - 2023	3.56
Sep - 2023	3.59
Aug - 2023	3.01
Jul - 2023	3.51

Keybox Activity Report

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

Keybox Accesses	Jul 23	Jul 24	Change
	7404	7154	-3.4%

