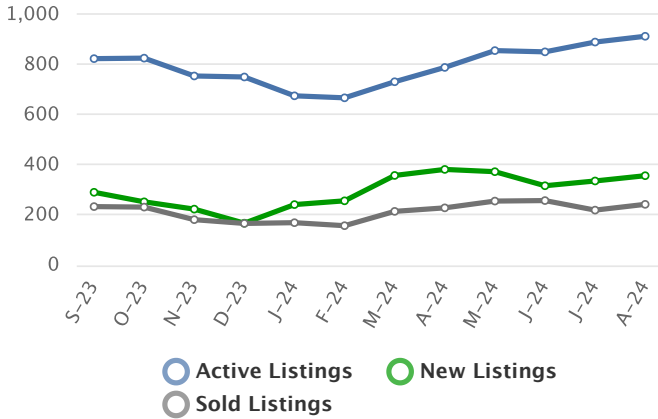


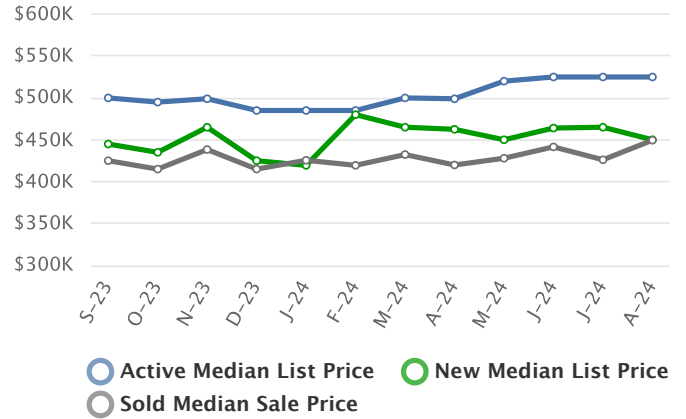
Market Summary

Jackson Residential, August 2024

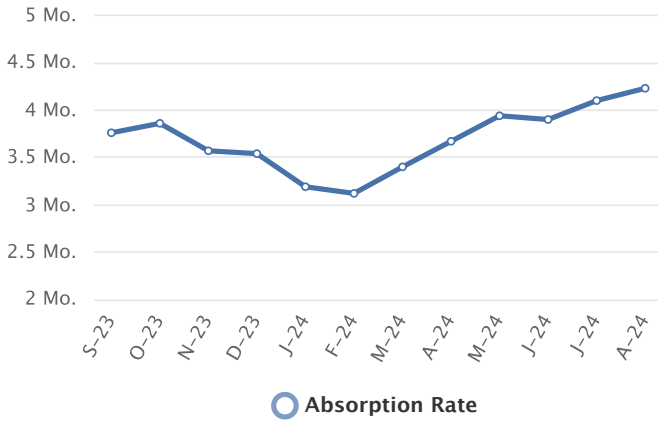
Number of Listings



Listing Prices



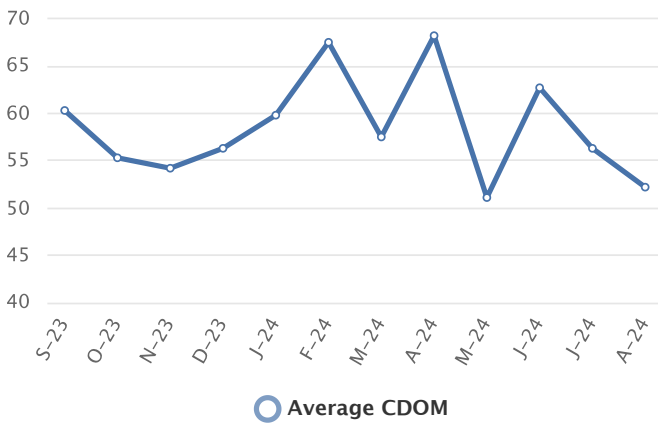
Absorption Rate, in Months



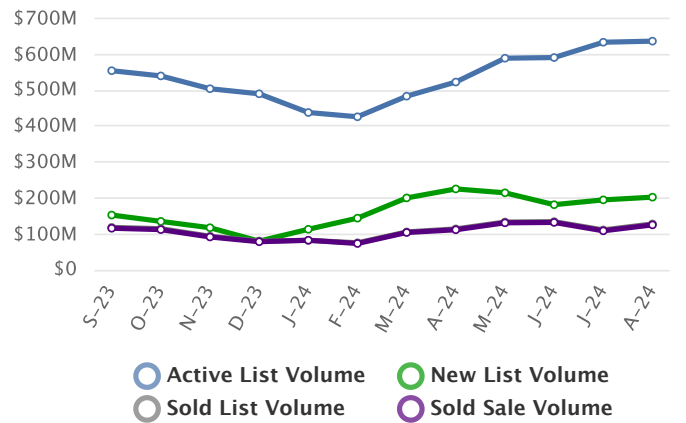
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-24	Aug-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	4.23	3.61	17.17	3.69	2.87	28.57
Average List Price	\$698,676	\$695,503	0.46	\$580,968	\$566,160	2.62
Median List Price	\$525,000	\$525,000	0.00	\$465,000	\$450,000	3.33
Average Sale Price	\$515,415	\$499,443	3.20	\$496,621	\$478,205	3.85
Median Sale Price	\$449,500	\$425,000	5.76	\$430,000	\$420,000	2.38
Average CDOM	52	46	13.04	59	54	9.26
Median CDOM	27	24	12.50	25	23	8.70

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	2	2	0.0
100,000-149,999	0	0	0.0	8	7	14.3
150,000-199,999	1	3	-66.7	20	28	-28.6
200,000-249,999	3	9	-66.7	38	62	-38.7
250,000-299,999	15	16	-6.2	118	147	-19.7
300,000-349,999	32	34	-5.9	223	222	0.5
350,000-399,999	35	54	-35.2	286	292	-2.1
400,000-449,999	36	32	12.5	255	230	10.9
450,000-499,999	21	28	-25.0	166	164	1.2
500,000-549,999	21	12	75.0	150	104	44.2
550,000-599,999	13	16	-18.7	96	109	-11.9
600,000-649,999	11	14	-21.4	94	74	27.0
650,000-699,999	14	13	7.7	55	79	-30.4
700,000-749,999	10	6	66.7	51	50	2.0
750,000-799,999	4	1	300.0	40	33	21.2
800,000-849,999	6	7	-14.3	22	22	0.0
850,000-899,999	8	3	166.7	28	21	33.3
900,000-949,999	3	3	0.0	17	10	70.0
950,000-999,999	2	1	100.0	12	19	-36.8
1,000,000-1,099,999	2	1	100.0	24	10	140.0

Pending 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	0	1	-100.0	9	4	125.0
150,000-199,999	6	5	20.0	21	27	-22.2
200,000-249,999	10	11	-9.1	52	67	-22.4
250,000-299,999	21	17	23.5	131	168	-22.0
300,000-349,999	26	34	-23.5	226	231	-2.2
350,000-399,999	60	44	36.4	330	321	2.8
400,000-449,999	38	31	22.6	257	239	7.5
450,000-499,999	24	29	-17.2	193	199	-3.0
500,000-549,999	16	17	-5.9	135	114	18.4
550,000-599,999	17	16	6.3	123	115	7.0
600,000-649,999	16	8	100.0	93	79	17.7
650,000-699,999	9	10	-10.0	56	105	-46.7
700,000-749,999	11	5	120.0	52	28	85.7
750,000-799,999	5	4	25.0	64	46	39.1
800,000-849,999	6	1	500.0	24	15	60.0
850,000-899,999	2	5	-60.0	32	33	-3.0
900,000-949,999	1	4	-75.0	9	11	-18.2
950,000-999,999	2	2	0.0	20	27	-25.9
1,000,000-1,099,999	2	2	0.0	19	8	137.5

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	1	3	-66.7	7	12	-41.7
1,200,000-1,299,999	4	2	100.0	16	6	166.7
1,300,000-1,399,999	0	0	0.0	6	3	100.0
1,400,000-1,499,999	0	2	-100.0	3	3	0.0
1,500,000-1,599,999	1	2	-50.0	3	3	0.0
1,600,000-1,699,999	0	3	-100.0	0	3	-100.0
1,700,000-1,799,999	0	0	0.0	3	1	200.0
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	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	243	266	-8.6	1749	1722	1.6

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	3	-100.0	12	12	0.0
1,200,000-1,299,999	1	2	-50.0	15	14	7.1
1,300,000-1,399,999	1	2	-50.0	9	5	80.0
1,400,000-1,499,999	1	0	N/A	7	2	250.0
1,500,000-1,599,999	1	0	N/A	7	2	250.0
1,600,000-1,699,999	1	0	N/A	1	2	-50.0
1,700,000-1,799,999	0	1	-100.0	0	5	-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	1	1	0.0	2	1	100.0
2,250,000-2,499,999	0	0	0.0	2	1	100.0
2,500,000-2,749,999	0	0	0.0	1	1	0.0
2,750,000-2,999,999	0	0	0.0	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	278	256	8.6	1907	1889	1.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	2	5	-60.0
100,000-149,999	1	1	0.0	12	7	71.4
150,000-199,999	12	14	-14.3	34	45	-24.4
200,000-249,999	26	16	62.5	86	91	-5.5
250,000-299,999	38	48	-20.8	194	242	-19.8
300,000-349,999	62	68	-8.8	340	325	4.6
350,000-399,999	109	88	23.9	488	453	7.7
400,000-449,999	109	79	38.0	408	368	10.9
450,000-499,999	72	61	18.0	329	309	6.5
500,000-549,999	56	44	27.3	230	182	26.4
550,000-599,999	73	58	25.9	237	195	21.5
600,000-649,999	47	43	9.3	156	140	11.4
650,000-699,999	31	50	-38.0	110	184	-40.2
700,000-749,999	43	24	79.2	98	69	42.0
750,000-799,999	45	34	32.4	129	112	15.2
800,000-849,999	15	4	275.0	41	28	46.4
850,000-899,999	29	26	11.5	79	75	5.3
900,000-949,999	12	9	33.3	26	20	30.0
950,000-999,999	18	21	-14.3	46	59	-22.0
1,000,000-1,099,999	9	9	0.0	35	22	59.1
1,100,000-1,199,999	23	22	4.5	44	40	10.0
1,200,000-1,299,999	16	16	0.0	44	40	10.0
1,300,000-1,399,999	10	15	-33.3	25	22	13.6
1,400,000-1,499,999	8	7	14.3	20	12	66.7
1,500,000-1,599,999	11	9	22.2	24	13	84.6
1,600,000-1,699,999	5	2	150.0	9	7	28.6
1,700,000-1,799,999	3	1	200.0	7	9	-22.2
1,800,000-1,899,999	2	4	-50.0	7	4	75.0
1,900,000-1,999,999	2	4	-50.0	8	6	33.3
2,000,000-2,249,999	5	1	400.0	8	2	300.0

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	1	0.0	1	3	-66.7
100,000-149,999	1	2	-50.0	10	7	42.9
150,000-199,999	6	9	-33.3	27	39	-30.8
200,000-249,999	12	4	200.0	74	66	12.1
250,000-299,999	16	28	-42.9	151	201	-24.9
300,000-349,999	37	44	-15.9	280	263	6.5
350,000-399,999	59	42	40.5	395	370	6.8
400,000-449,999	44	40	10.0	333	296	12.5
450,000-499,999	35	22	59.1	255	249	2.4
500,000-549,999	26	24	8.3	192	146	31.5
550,000-599,999	22	22	0.0	187	153	22.2
600,000-649,999	17	9	88.9	125	108	15.7
650,000-699,999	14	18	-22.2	81	149	-45.6
700,000-749,999	10	7	42.9	83	51	62.7
750,000-799,999	14	13	7.7	98	82	19.5
800,000-849,999	5	2	150.0	31	22	40.9
850,000-899,999	10	7	42.9	62	59	5.1
900,000-949,999	3	2	50.0	24	16	50.0
950,000-999,999	4	4	0.0	33	44	-25.0
1,000,000-1,099,999	4	1	300.0	27	13	107.7
1,100,000-1,199,999	2	3	-33.3	30	35	-14.3
1,200,000-1,299,999	3	1	200.0	33	28	17.9
1,300,000-1,399,999	1	1	0.0	14	17	-17.6
1,400,000-1,499,999	3	2	50.0	14	7	100.0
1,500,000-1,599,999	2	0	N/A	15	9	66.7
1,600,000-1,699,999	0	0	0.0	7	3	133.3
1,700,000-1,799,999	2	0	N/A	6	5	20.0
1,800,000-1,899,999	0	1	-100.0	3	3	0.0
1,900,000-1,999,999	1	0	N/A	5	3	66.7
2,000,000-2,249,999	2	0	N/A	7	2	250.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	5	5	0.0	8	7	14.3
2,500,000-2,749,999	2	4	-50.0	5	6	-16.7
2,750,000-2,999,999	1	2	-50.0	2	7	-71.4
3,000,000-3,249,999	1	1	0.0	1	1	0.0
3,250,000-3,499,999	2	0	N/A	2	2	0.0
3,500,000-3,749,999	1	1	0.0	1	1	0.0
3,750,000-3,999,999	0	2	-100.0	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	7	6	16.7
Totals	912	800	14.0	3305	3121	5.9

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	0	0.0	3	2	50.0
2,750,000-2,999,999	0	1	-100.0	2	3	-33.3
3,000,000-3,249,999	0	0	0.0	1	1	0.0
3,250,000-3,499,999	0	0	0.0	2	0	N/A
3,500,000-3,749,999	0	0	0.0	1	0	N/A
3,750,000-3,999,999	0	0	0.0	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+	1	0	N/A	3	2	50.0
Totals	357	310	15.2	2622	2463	6.5

Market Trends for Aug 2023 - Aug 2024

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



	Months Inventory
Aug - 2024	3.76
Jul - 2024	4.06
Jun - 2024	3.31
May - 2024	3.36
Apr - 2024	3.47
Mar - 2024	3.44
Feb - 2024	4.27
Jan - 2024	3.97
Dec - 2023	4.49
Nov - 2023	4.17
Oct - 2023	3.56
Sep - 2023	3.59
Aug - 2023	3.02

Keybox Activity Report

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

Keybox Accesses	Aug 23	Aug 24	Change
	6985	7391	5.8%

