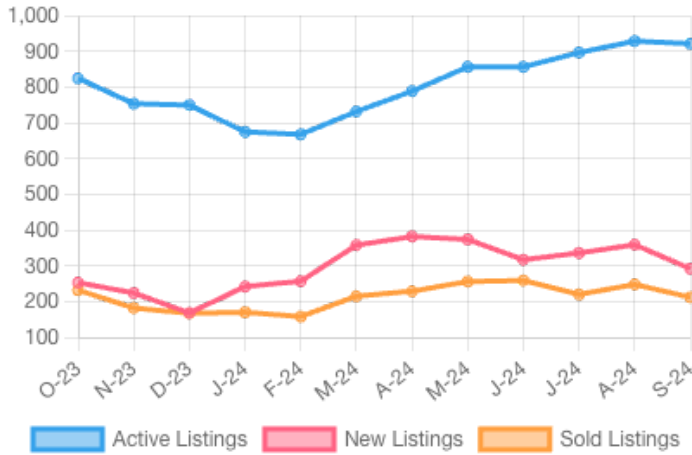


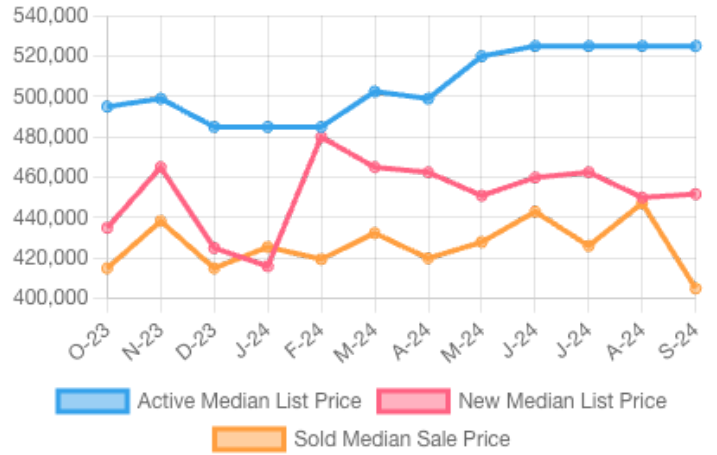
Market Summary

Jackson Residential, September 2024

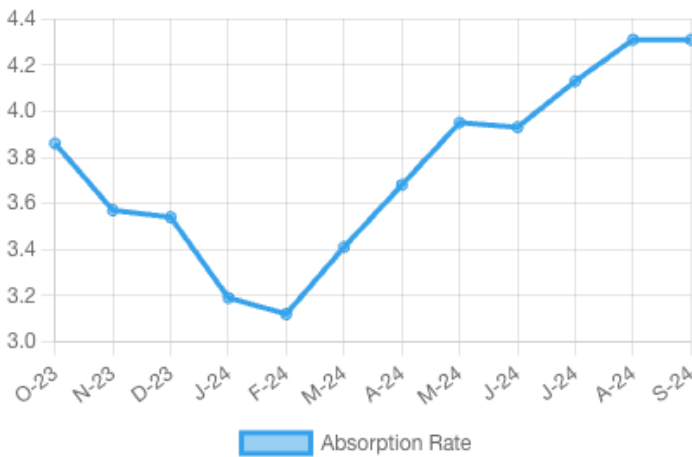
Number of Listings



Listing Prices



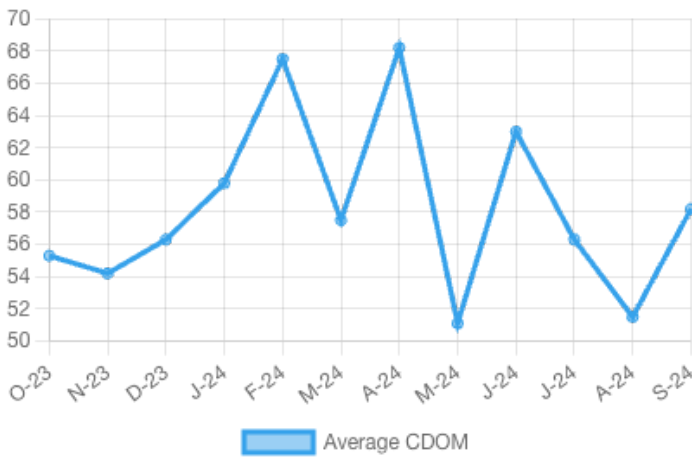
Absorption Rate, in Months



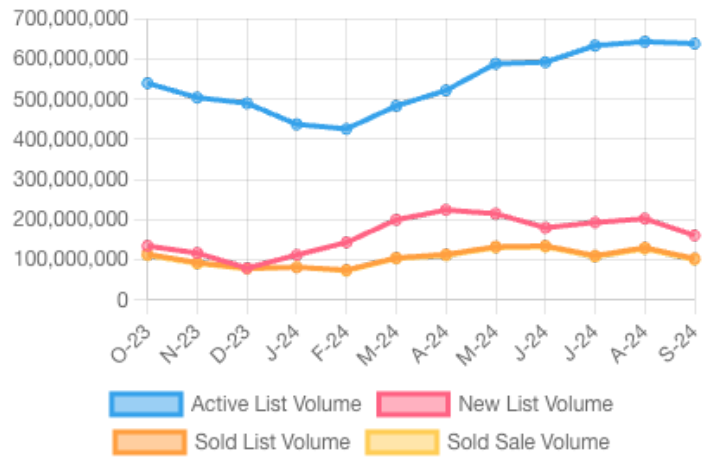
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Sep-24	Sep-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	4.31	3.76	14.63	3.78	2.97	27.27
Average List Price	\$692,406	\$673,533	2.80	\$577,086	\$562,444	2.60
Median List Price	\$524,995	\$500,000	5.00	\$462,200	\$450,000	2.71
Average Sale Price	\$477,392	\$495,309	-3.62	\$494,942	\$480,251	3.06
Median Sale Price	\$405,000	\$425,000	-4.71	\$426,000	\$420,000	1.43
Average CDOM	58	60	-3.33	59	55	7.27
Median CDOM	28	27	3.70	26	24	8.33

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	2	3	-33.3
100,000-149,999	1	3	-66.7	9	10	-10.0
150,000-199,999	4	5	-20.0	25	33	-24.2
200,000-249,999	13	11	18.2	51	73	-30.1
250,000-299,999	14	16	-12.5	133	163	-18.4
300,000-349,999	24	37	-35.1	247	259	-4.6
350,000-399,999	43	29	48.3	330	321	2.8
400,000-449,999	33	26	26.9	288	256	12.5
450,000-499,999	14	26	-46.2	180	190	-5.3
500,000-549,999	10	18	-44.4	160	122	31.1
550,000-599,999	10	12	-16.7	106	121	-12.4
600,000-649,999	7	4	75.0	101	78	29.5
650,000-699,999	6	13	-53.8	62	92	-32.6
700,000-749,999	7	6	16.7	58	56	3.6
750,000-799,999	7	4	75.0	47	37	27.0
800,000-849,999	5	2	150.0	27	24	12.5
850,000-899,999	2	3	-33.3	30	24	25.0
900,000-949,999	1	4	-75.0	18	14	28.6
950,000-999,999	5	3	66.7	18	22	-18.2
1,000,000-1,099,999	1	4	-75.0	25	14	78.6

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	1	3	-66.7
100,000-149,999	0	1	-100.0	9	5	80.0
150,000-199,999	5	5	0.0	26	32	-18.7
200,000-249,999	7	5	40.0	59	72	-18.1
250,000-299,999	10	23	-56.5	138	191	-27.7
300,000-349,999	21	26	-19.2	246	257	-4.3
350,000-399,999	54	30	80.0	379	351	8.0
400,000-449,999	27	22	22.7	284	261	8.8
450,000-499,999	25	15	66.7	217	214	1.4
500,000-549,999	20	16	25.0	152	130	16.9
550,000-599,999	19	13	46.2	139	128	8.6
600,000-649,999	7	4	75.0	98	83	18.1
650,000-699,999	8	9	-11.1	63	114	-44.7
700,000-749,999	8	9	-11.1	60	37	62.2
750,000-799,999	9	5	80.0	73	51	43.1
800,000-849,999	3	0	N/A	27	15	80.0
850,000-899,999	6	4	50.0	38	37	2.7
900,000-949,999	0	3	-100.0	9	14	-35.7
950,000-999,999	3	0	N/A	23	27	-14.8
1,000,000-1,099,999	1	0	N/A	21	8	162.5

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	2	2	0.0	9	14	-35.7
1,200,000-1,299,999	1	1	0.0	18	7	157.1
1,300,000-1,399,999	1	0	N/A	7	3	133.3
1,400,000-1,499,999	0	1	-100.0	3	4	-25.0
1,500,000-1,599,999	0	0	0.0	3	3	0.0
1,600,000-1,699,999	1	0	N/A	1	3	-66.7
1,700,000-1,799,999	0	1	-100.0	3	2	50.0
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	1	-100.0	1	3	-66.7
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	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	1	0	N/A
Totals	212	234	-9.4	1967	1956	0.6

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	2	2	0.0	14	14	0.0
1,200,000-1,299,999	5	1	400.0	20	15	33.3
1,300,000-1,399,999	1	2	-50.0	9	7	28.6
1,400,000-1,499,999	1	0	N/A	8	2	300.0
1,500,000-1,599,999	0	1	-100.0	7	3	133.3
1,600,000-1,699,999	0	0	0.0	1	2	-50.0
1,700,000-1,799,999	0	0	0.0	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	0	N/A	3	1	200.0
2,250,000-2,499,999	0	0	0.0	2	1	100.0
2,500,000-2,749,999	0	0	0.0	0	1	-100.0
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	243	196	24.0	2130	2085	2.2

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	1	5	-80.0
100,000-149,999	1	1	0.0	13	7	85.7
150,000-199,999	11	14	-21.4	42	47	-10.6
200,000-249,999	27	17	58.8	91	98	-7.1
250,000-299,999	33	56	-41.1	207	267	-22.5
300,000-349,999	65	69	-5.8	373	356	4.8
350,000-399,999	118	100	18.0	554	502	10.4
400,000-449,999	102	84	21.4	431	403	6.9
450,000-499,999	79	68	16.2	367	342	7.3
500,000-549,999	67	48	39.6	245	202	21.3
550,000-599,999	71	52	36.5	251	212	18.4
600,000-649,999	37	40	-7.5	165	151	9.3
650,000-699,999	37	49	-24.5	129	197	-34.5
700,000-749,999	32	21	52.4	111	77	44.2
750,000-799,999	50	40	25.0	138	124	11.3
800,000-849,999	13	5	160.0	43	30	43.3
850,000-899,999	34	27	25.9	89	84	6.0
900,000-949,999	11	6	83.3	27	22	22.7
950,000-999,999	18	21	-14.3	51	60	-15.0
1,000,000-1,099,999	9	8	12.5	35	21	66.7
1,100,000-1,199,999	23	18	27.8	49	43	14.0
1,200,000-1,299,999	16	18	-11.1	48	45	6.7
1,300,000-1,399,999	10	13	-23.1	28	22	27.3
1,400,000-1,499,999	12	6	100.0	22	12	83.3
1,500,000-1,599,999	12	10	20.0	24	15	60.0
1,600,000-1,699,999	4	3	33.3	8	9	-11.1
1,700,000-1,799,999	3	1	200.0	6	10	-40.0
1,800,000-1,899,999	1	4	-75.0	7	4	75.0
1,900,000-1,999,999	3	3	0.0	9	6	50.0
2,000,000-2,249,999	4	1	300.0	8	3	166.7

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	0	3	-100.0
100,000-149,999	1	0	N/A	11	7	57.1
150,000-199,999	6	2	200.0	34	41	-17.1
200,000-249,999	5	7	-28.6	79	73	8.2
250,000-299,999	9	25	-64.0	164	226	-27.4
300,000-349,999	32	30	6.7	312	294	6.1
350,000-399,999	59	49	20.4	460	419	9.8
400,000-449,999	30	36	-16.7	358	330	8.5
450,000-499,999	36	33	9.1	292	282	3.5
500,000-549,999	12	19	-36.8	207	166	24.7
550,000-599,999	17	18	-5.6	201	170	18.2
600,000-649,999	9	11	-18.2	134	119	12.6
650,000-699,999	18	13	38.5	100	162	-38.3
700,000-749,999	11	8	37.5	95	59	61.0
750,000-799,999	8	12	-33.3	108	94	14.9
800,000-849,999	5	2	150.0	33	24	37.5
850,000-899,999	8	9	-11.1	70	68	2.9
900,000-949,999	3	2	50.0	25	18	38.9
950,000-999,999	6	0	N/A	37	45	-17.8
1,000,000-1,099,999	0	0	0.0	28	12	133.3
1,100,000-1,199,999	7	3	133.3	35	38	-7.9
1,200,000-1,299,999	2	5	-60.0	37	33	12.1
1,300,000-1,399,999	2	0	N/A	17	17	0.0
1,400,000-1,499,999	1	0	N/A	16	7	128.6
1,500,000-1,599,999	0	2	-100.0	15	11	36.4
1,600,000-1,699,999	0	2	-100.0	6	5	20.0
1,700,000-1,799,999	0	1	-100.0	5	6	-16.7
1,800,000-1,899,999	1	0	N/A	3	3	0.0
1,900,000-1,999,999	1	0	N/A	6	3	100.0
2,000,000-2,249,999	0	1	-100.0	7	3	133.3

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	5	5	0.0	11	8	37.5
2,500,000-2,749,999	2	3	-33.3	5	6	-16.7
2,750,000-2,999,999	2	2	0.0	3	7	-57.1
3,000,000-3,249,999	0	1	-100.0	0	1	-100.0
3,250,000-3,499,999	2	0	N/A	2	2	0.0
3,500,000-3,749,999	1	0	N/A	1	1	0.0
3,750,000-3,999,999	1	3	-66.7	2	3	-33.3
4,000,000-4,249,999	0	1	-100.0	0	2	-100.0
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+	5	4	25.0	7	6	16.7
Totals	922	823	12.0	3604	3412	5.6

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	3	1	200.0	8	5	60.0
2,500,000-2,749,999	0	0	0.0	3	2	50.0
2,750,000-2,999,999	0	0	0.0	3	3	0.0
3,000,000-3,249,999	0	0	0.0	0	1	-100.0
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+	0	0	0.0	3	2	50.0
Totals	292	291	0.3	2917	2753	6.0

Market Trends for Sep 2023 - Sep 2024

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



	Months Inventory
Sep - 2024	4.37
Aug - 2024	3.77
Jul - 2024	4.10
Jun - 2024	3.33
May - 2024	3.36
Apr - 2024	3.48
Mar - 2024	3.45
Feb - 2024	4.27
Jan - 2024	3.97
Dec - 2023	4.49
Nov - 2023	4.17
Oct - 2023	3.56
Sep - 2023	3.59

Keybox Activity Report

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

Keybox Accesses	Sep 23	Sep 24	Change
	6302	6775	7.5%

