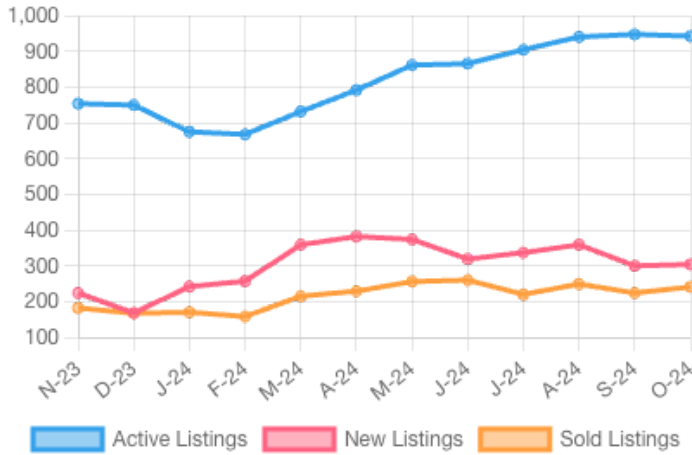


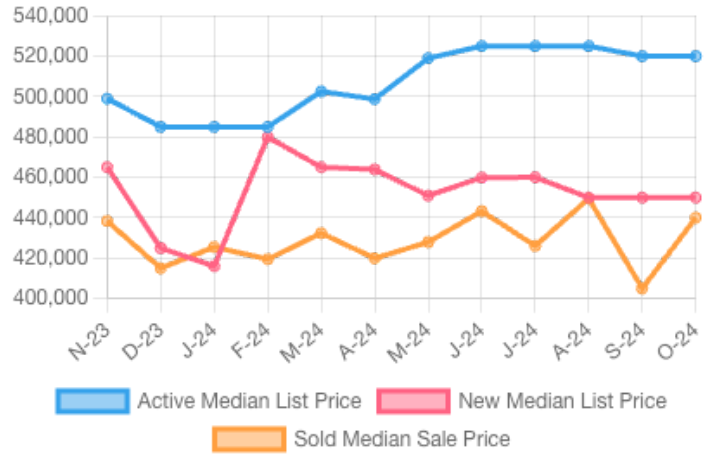
Market Summary

Jackson Residential, October 2024

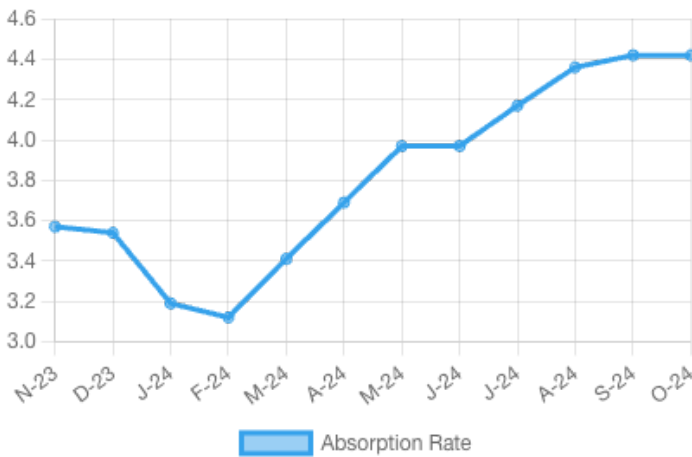
Number of Listings



Listing Prices



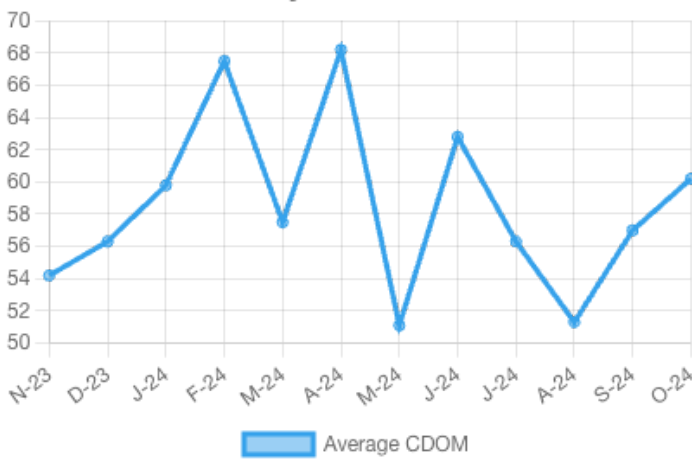
Absorption Rate, in Months



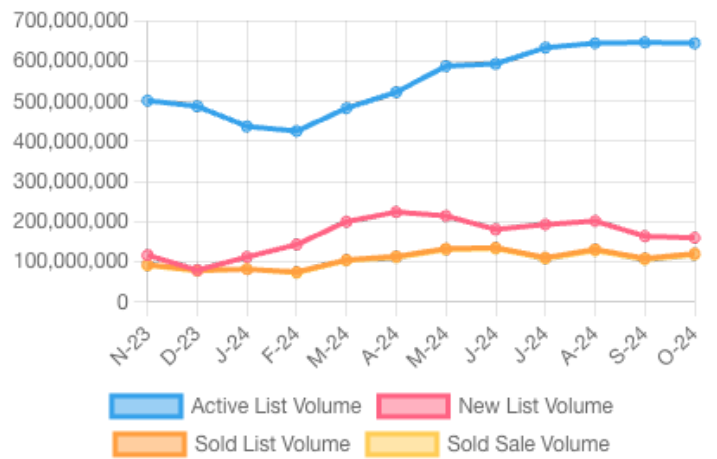
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Oct-24	Oct-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	4.42	3.86	14.51	3.87	3.06	26.47
Average List Price	\$683,219	\$654,154	4.44	\$571,333	\$559,788	2.06
Median List Price	\$519,990	\$495,000	5.05	\$460,000	\$450,000	2.22
Average Sale Price	\$490,912	\$483,002	1.64	\$494,483	\$480,543	2.90
Median Sale Price	\$440,000	\$415,000	6.02	\$427,000	\$420,000	1.67
Average CDOM	60	55	9.09	59	55	7.27
Median CDOM	32	27	18.52	27	24	12.50

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	2	3	-33.3
100,000-149,999	0	0	0.0	9	10	-10.0
150,000-199,999	7	5	40.0	32	38	-15.8
200,000-249,999	8	8	0.0	59	81	-27.2
250,000-299,999	12	24	-50.0	146	187	-21.9
300,000-349,999	31	22	40.9	279	281	-0.7
350,000-399,999	43	48	-10.4	378	369	2.4
400,000-449,999	26	27	-3.7	316	283	11.7
450,000-499,999	24	26	-7.7	204	216	-5.6
500,000-549,999	25	14	78.6	186	136	36.8
550,000-599,999	18	11	63.6	125	132	-5.3
600,000-649,999	6	7	-14.3	107	85	25.9
650,000-699,999	4	11	-63.6	67	103	-35.0
700,000-749,999	13	10	30.0	72	66	9.1
750,000-799,999	8	1	700.0	55	38	44.7
800,000-849,999	1	3	-66.7	28	27	3.7
850,000-899,999	3	3	0.0	33	27	22.2
900,000-949,999	2	2	0.0	21	16	31.3
950,000-999,999	2	0	N/A	20	22	-9.1
1,000,000-1,099,999	2	0	N/A	27	14	92.9

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	6	50.0
150,000-199,999	5	3	66.7	30	35	-14.3
200,000-249,999	8	5	60.0	66	77	-14.3
250,000-299,999	18	16	12.5	154	207	-25.6
300,000-349,999	28	15	86.7	273	272	0.4
350,000-399,999	48	40	20.0	422	391	7.9
400,000-449,999	32	17	88.2	309	278	11.2
450,000-499,999	25	27	-7.4	241	241	0.0
500,000-549,999	16	15	6.7	166	145	14.5
550,000-599,999	23	9	155.6	158	137	15.3
600,000-649,999	7	6	16.7	102	89	14.6
650,000-699,999	12	12	0.0	75	126	-40.5
700,000-749,999	5	7	-28.6	64	44	45.5
750,000-799,999	12	2	500.0	85	53	60.4
800,000-849,999	1	1	0.0	27	16	68.8
850,000-899,999	7	4	75.0	43	41	4.9
900,000-949,999	1	2	-50.0	11	16	-31.2
950,000-999,999	2	3	-33.3	25	30	-16.7
1,000,000-1,099,999	1	1	0.0	22	9	144.4

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	4	4	0.0	13	18	-27.8
1,200,000-1,299,999	0	2	-100.0	18	9	100.0
1,300,000-1,399,999	0	2	-100.0	7	5	40.0
1,400,000-1,499,999	0	0	0.0	3	4	-25.0
1,500,000-1,599,999	0	1	-100.0	3	4	-25.0
1,600,000-1,699,999	0	0	0.0	1	3	-66.7
1,700,000-1,799,999	0	0	0.0	3	2	50.0
1,800,000-1,899,999	1	0	N/A	3	0	N/A
1,900,000-1,999,999	0	0	0.0	2	1	100.0
2,000,000-2,249,999	1	0	N/A	2	3	-33.3
2,250,000-2,499,999	0	1	-100.0	0	2	-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	1	0	N/A
Totals	241	232	3.9	2222	2188	1.6

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	5	6	-16.7	19	20	-5.0
1,200,000-1,299,999	2	0	N/A	22	15	46.7
1,300,000-1,399,999	2	0	N/A	10	7	42.9
1,400,000-1,499,999	0	1	-100.0	7	3	133.3
1,500,000-1,599,999	2	1	100.0	9	4	125.0
1,600,000-1,699,999	0	1	-100.0	1	3	-66.7
1,700,000-1,799,999	1	0	N/A	1	5	-80.0
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	1	-100.0	3	2	50.0
2,250,000-2,499,999	0	1	-100.0	2	2	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	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	263	197	33.5	2361	2282	3.5

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	8	62.5
150,000-199,999	13	13	0.0	48	52	-7.7
200,000-249,999	21	15	40.0	95	102	-6.9
250,000-299,999	41	53	-22.6	226	286	-21.0
300,000-349,999	86	72	19.4	421	385	9.4
350,000-399,999	109	106	2.8	599	552	8.5
400,000-449,999	97	91	6.6	468	435	7.6
450,000-499,999	85	76	11.8	398	374	6.4
500,000-549,999	56	44	27.3	260	213	22.1
550,000-599,999	74	51	45.1	286	227	26.0
600,000-649,999	39	45	-13.3	175	164	6.7
650,000-699,999	54	43	25.6	152	206	-26.2
700,000-749,999	34	20	70.0	112	84	33.3
750,000-799,999	35	38	-7.9	141	125	12.8
800,000-849,999	16	8	100.0	49	35	40.0
850,000-899,999	33	26	26.9	92	86	7.0
900,000-949,999	17	3	466.7	36	22	63.6
950,000-999,999	23	20	15.0	57	63	-9.5
1,000,000-1,099,999	10	8	25.0	38	23	65.2
1,100,000-1,199,999	22	18	22.2	54	50	8.0
1,200,000-1,299,999	9	20	-55.0	47	45	4.4
1,300,000-1,399,999	10	10	0.0	27	22	22.7
1,400,000-1,499,999	11	5	120.0	25	13	92.3
1,500,000-1,599,999	11	10	10.0	23	16	43.8
1,600,000-1,699,999	4	4	0.0	9	9	0.0
1,700,000-1,799,999	4	2	100.0	8	10	-20.0
1,800,000-1,899,999	1	3	-66.7	6	4	50.0
1,900,000-1,999,999	2	3	-33.3	8	6	33.3
2,000,000-2,249,999	4	2	100.0	9	4	125.0

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	0	1	-100.0	11	8	37.5
150,000-199,999	4	5	-20.0	40	46	-13.0
200,000-249,999	4	4	0.0	83	77	7.8
250,000-299,999	16	19	-15.8	183	245	-25.3
300,000-349,999	46	29	58.6	361	323	11.8
350,000-399,999	47	50	-6.0	506	469	7.9
400,000-449,999	34	32	6.3	393	362	8.6
450,000-499,999	30	32	-6.2	325	314	3.5
500,000-549,999	16	11	45.5	222	177	25.4
550,000-599,999	31	15	106.7	236	185	27.6
600,000-649,999	15	13	15.4	143	132	8.3
650,000-699,999	14	9	55.6	123	171	-28.1
700,000-749,999	3	6	-50.0	97	66	47.0
750,000-799,999	8	2	300.0	111	95	16.8
800,000-849,999	5	4	25.0	38	29	31.0
850,000-899,999	6	3	100.0	76	70	8.6
900,000-949,999	5	0	N/A	34	18	88.9
950,000-999,999	6	3	100.0	43	48	-10.4
1,000,000-1,099,999	1	2	-50.0	31	14	121.4
1,100,000-1,199,999	7	7	0.0	39	45	-13.3
1,200,000-1,299,999	1	0	N/A	37	33	12.1
1,300,000-1,399,999	0	0	0.0	16	17	-5.9
1,400,000-1,499,999	2	1	100.0	19	8	137.5
1,500,000-1,599,999	0	1	-100.0	14	12	16.7
1,600,000-1,699,999	1	0	N/A	7	5	40.0
1,700,000-1,799,999	0	0	0.0	7	6	16.7
1,800,000-1,899,999	0	0	0.0	2	3	-33.3
1,900,000-1,999,999	0	0	0.0	5	3	66.7
2,000,000-2,249,999	1	1	0.0	8	4	100.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	7	3	133.3	12	10	20.0
2,500,000-2,749,999	2	2	0.0	5	6	-16.7
2,750,000-2,999,999	2	1	100.0	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	1	0	N/A	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+	4	3	33.3	6	6	0.0
Totals	943	825	14.3	3916	3665	6.8

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	1	2	-50.0	9	7	28.6
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	1	-100.0
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	1	-100.0	3	2	50.0
Totals	304	253	20.2	3233	3006	7.6

Market Trends for Oct 2023 - Oct 2024

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



	Months Inventory
Oct - 2024	3.91
Sep - 2024	4.24
Aug - 2024	3.80
Jul - 2024	4.14
Jun - 2024	3.35
May - 2024	3.38
Apr - 2024	3.49
Mar - 2024	3.45
Feb - 2024	4.27
Jan - 2024	3.97
Dec - 2023	4.49
Nov - 2023	4.17
Oct - 2023	3.56

Keybox Activity Report

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

Keybox Accesses	Oct 23	Oct 24	Change
	6302	6805	8.0%

