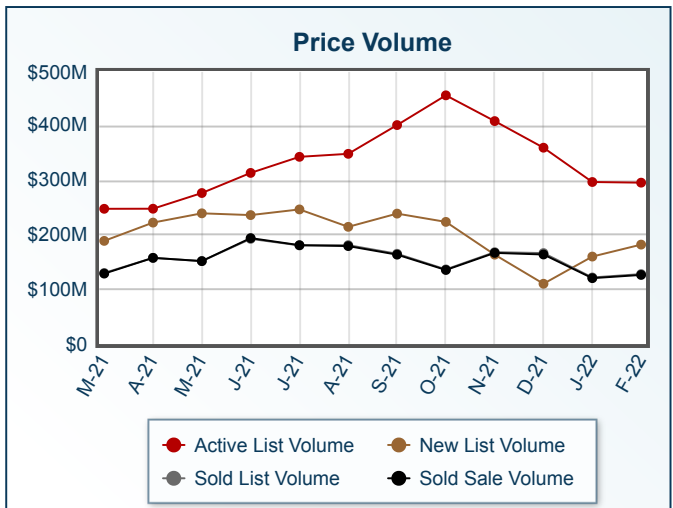
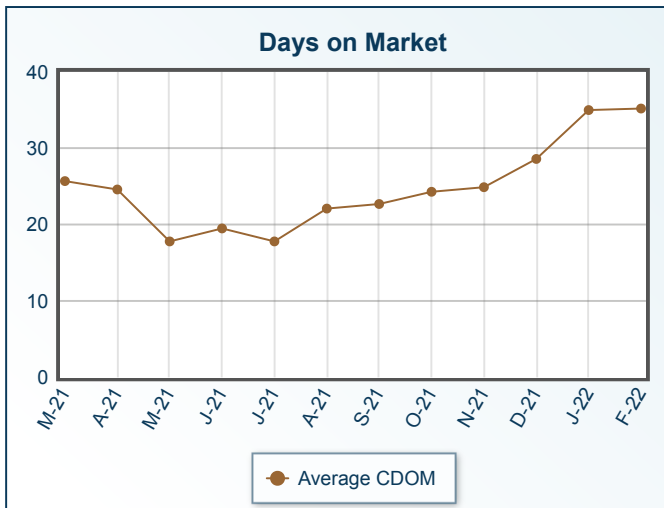
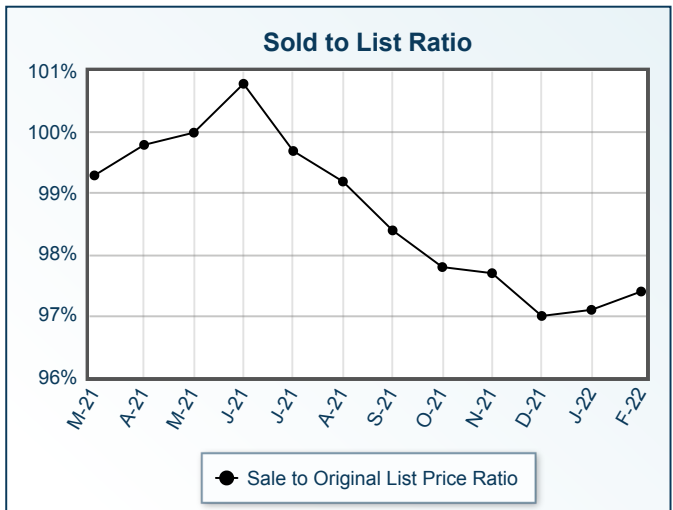
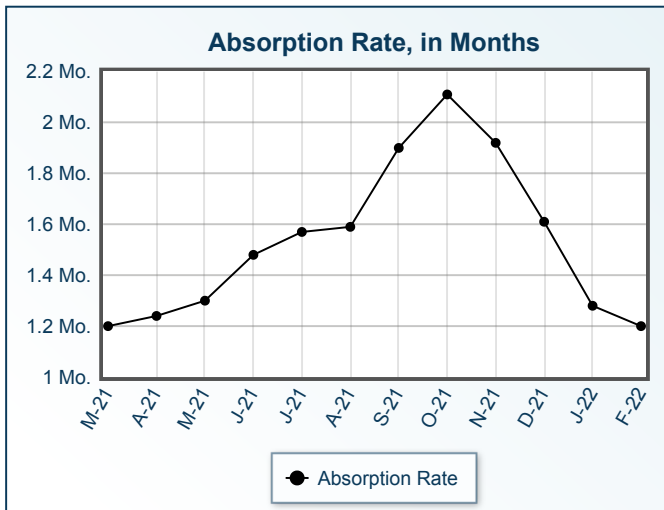
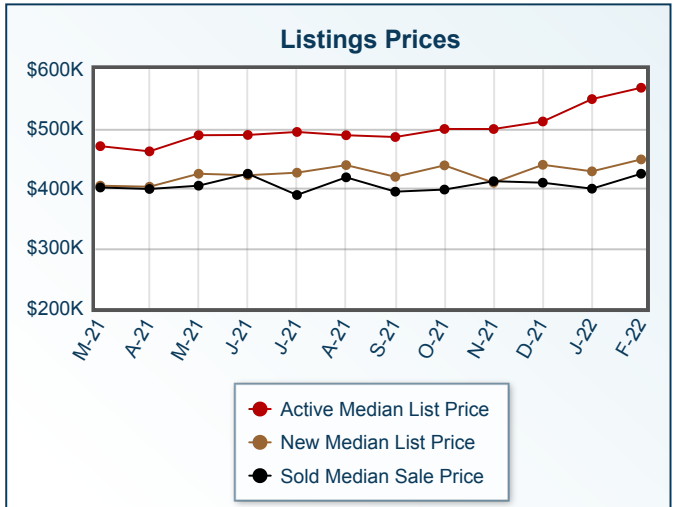
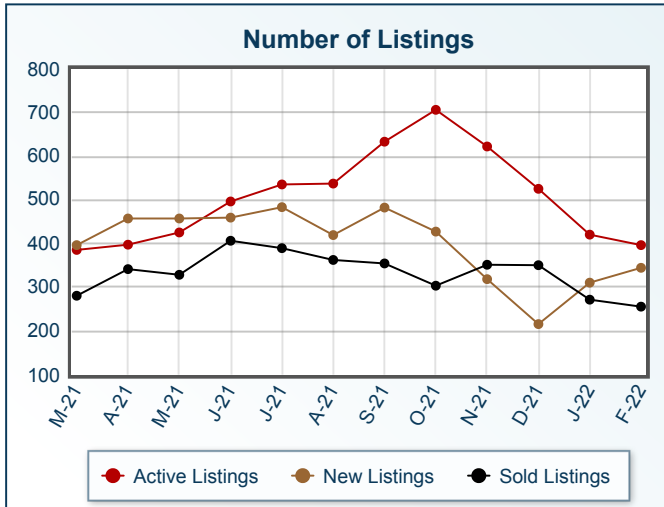


Market Summary

Jackson Co Residential, February 2022



Summary Statistics						
	Feb-22	Feb-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	1.2	0.98	22.45	1.24	1	24.00
Average List Price	\$746,850	\$685,938	8.88	\$596,796	\$539,997	10.52
Median List Price	\$569,000	\$499,000	14.03	\$469,000	\$415,000	13.01
Average Sale Price	\$496,049	\$435,642	13.87	\$469,767	\$429,674	9.33
Median Sale Price	\$425,000	\$365,000	16.44	\$410,000	\$367,000	11.72
Average CDOM	35	41	-14.63	N/A	N/A	N/A
Median CDOM	16	6	166.67	17	6	183.33

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	1	-100.0	1	1
100,000-149,999	0	5	-100.0	2	9	-77.8
150,000-199,999	4	8	-50.0	10	15	-33.3
200,000-249,999	7	13	-46.2	14	24	-41.7
250,000-299,999	21	36	-41.7	45	70	-35.7
300,000-349,999	29	46	-37.0	73	98	-25.5
350,000-399,999	39	29	34.5	88	68	29.4
400,000-449,999	38	19	100.0	85	40	112.5
450,000-499,999	21	19	10.5	47	43	9.3
500,000-549,999	16	14	14.3	31	26	19.2
550,000-599,999	17	6	183.3	28	18	55.6
600,000-649,999	16	10	60.0	27	17	58.8
650,000-699,999	11	10	10.0	18	15	20.0
700,000-749,999	11	7	57.1	15	10	50.0
750,000-799,999	4	1	300.0	8	3	166.7
800,000-849,999	6	2	200.0	7	4	75.0
850,000-899,999	2	2	0.0	6	5	20.0
900,000-949,999	4	4	0.0	7	6	16.7
950,000-999,999	1	3	-66.7	1	4	-75.0
1,000,000-1,099,999	2	1	100.0	3	1	200.0
1,100,000-1,199,999	1	1	0.0	1	2	-50.0
1,200,000-1,299,999	2	1	100.0	3	3	0.0
1,300,000-1,399,999	3	0	N/A	6	0	N/A
1,400,000-1,499,999	0	1	-100.0	1	1	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	1	0	N/A	1	0	N/A
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	1	-100.0	0	1	-100.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
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	1	-100.0
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	240	6.7	528	485	8.9

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	1	1	0.0	1	1
100,000-149,999	1	3	-66.7	1	9	-88.9
150,000-199,999	8	3	166.7	12	9	33.3
200,000-249,999	10	18	-44.4	18	29	-37.9
250,000-299,999	24	38	-36.8	48	80	-40.0
300,000-349,999	50	40	25.0	89	87	2.3
350,000-399,999	61	44	38.6	111	74	50.0
400,000-449,999	51	24	112.5	89	53	67.9
450,000-499,999	34	18	88.9	66	34	94.1
500,000-549,999	17	15	13.3	32	28	14.3
550,000-599,999	28	19	47.4	57	34	67.6
600,000-649,999	15	8	87.5	34	17	100.0
650,000-699,999	10	6	66.7	18	21	-14.3
700,000-749,999	11	8	37.5	19	11	72.7
750,000-799,999	8	4	100.0	17	7	142.9
800,000-849,999	4	2	100.0	9	5	80.0
850,000-899,999	5	3	66.7	10	7	42.9
900,000-949,999	3	0	N/A	4	2	100.0
950,000-999,999	3	2	50.0	6	4	50.0
1,000,000-1,099,999	5	0	N/A	7	2	250.0
1,100,000-1,199,999	0	1	-100.0	3	1	200.0
1,200,000-1,299,999	2	1	100.0	4	1	300.0
1,300,000-1,399,999	2	1	100.0	5	4	25.0
1,400,000-1,499,999	1	0	N/A	2	0	N/A
1,500,000-1,599,999	0	1	-100.0	0	2	-100.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	1	-100.0	0	1	-100.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	1	2	-50.0	1	2	-50.0
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	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
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	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	356	264	34.8	666	527	26.4

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg		2022	2021	% Chg	2022	2021	% Chg
	0-99,999	1	0	N/A	2	3		-33.3	0-99,999	0	3	-100.0	1
100,000-149,999	4	5	-20.0	4	14	-71.4	100,000-149,999	0	4	-100.0	1	5	-80.0
150,000-199,999	5	5	0.0	18	21	-14.3	150,000-199,999	4	8	-50.0	11	12	-8.3
200,000-249,999	12	11	9.1	28	47	-40.4	200,000-249,999	4	24	-83.3	17	32	-46.9
250,000-299,999	16	32	-50.0	70	112	-37.5	250,000-299,999	26	47	-44.7	49	83	-41.0
300,000-349,999	25	38	-34.2	122	133	-8.3	300,000-349,999	42	42	0.0	84	96	-12.5
350,000-399,999	36	29	24.1	151	111	36.0	350,000-399,999	58	53	9.4	104	82	26.8
400,000-449,999	26	22	18.2	118	77	53.2	400,000-449,999	39	30	30.0	76	51	49.0
450,000-499,999	31	17	82.4	99	61	62.3	450,000-499,999	36	28	28.6	62	43	44.2
500,000-549,999	23	18	27.8	58	48	20.8	500,000-549,999	21	22	-4.5	32	35	-8.6
550,000-599,999	39	23	69.6	96	55	74.5	550,000-599,999	25	16	56.3	62	32	93.8
600,000-649,999	18	16	12.5	54	37	45.9	600,000-649,999	16	15	6.7	36	23	56.5
650,000-699,999	21	14	50.0	41	39	5.1	650,000-699,999	11	6	83.3	23	16	43.8
700,000-749,999	15	13	15.4	37	26	42.3	700,000-749,999	12	8	50.0	21	15	40.0
750,000-799,999	17	13	30.8	33	20	65.0	750,000-799,999	6	7	-14.3	10	10	0.0
800,000-849,999	11	1	1000.0	19	6	216.7	800,000-849,999	8	2	300.0	11	4	175.0
850,000-899,999	16	9	77.8	28	17	64.7	850,000-899,999	10	2	400.0	13	4	225.0
900,000-949,999	7	4	75.0	11	8	37.5	900,000-949,999	6	3	100.0	8	4	100.0
950,000-999,999	7	6	16.7	15	11	36.4	950,000-999,999	4	3	33.3	7	4	75.0
1,000,000-1,099,999	3	2	50.0	9	4	125.0	1,000,000-1,099,999	2	1	100.0	3	1	200.0
1,100,000-1,199,999	10	4	150.0	14	8	75.0	1,100,000-1,199,999	0	3	-100.0	2	3	-33.3
1,200,000-1,299,999	8	4	100.0	15	6	150.0	1,200,000-1,299,999	4	4	0.0	5	4	25.0
1,300,000-1,399,999	13	8	62.5	20	13	53.8	1,300,000-1,399,999	5	1	400.0	7	4	75.0
1,400,000-1,499,999	8	3	166.7	11	3	266.7	1,400,000-1,499,999	1	0	N/A	3	1	200.0
1,500,000-1,599,999	3	0	N/A	4	2	100.0	1,500,000-1,599,999	1	0	N/A	2	2	0.0
1,600,000-1,699,999	2	3	-33.3	2	3	-33.3	1,600,000-1,699,999	1	0	N/A	1	1	0.0
1,700,000-1,799,999	1	3	-66.7	2	3	-33.3	1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	3	0	N/A	3	0	N/A	1,800,000-1,899,999	1	0	N/A	1	0	N/A
1,900,000-1,999,999	4	0	N/A	4	1	300.0	1,900,000-1,999,999	0	1	-100.0	0	1	-100.0
2,000,000-2,249,999	3	3	0.0	5	4	25.0	2,000,000-2,249,999	1	1	0.0	1	2	-50.0
2,250,000-2,499,999	0	1	-100.0	2	2	0.0	2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	2	1	100.0	2	2	0.0	2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	1	1	0.0	1	1	0.0	2,750,000-2,999,999	0	0	0.0	0	1	-100.0
3,000,000-3,249,999	0	3	-100.0	0	3	-100.0	3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	2	0	N/A	3	0	N/A	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	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	1	1	0.0	1	1	0.0	3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	1	-100.0	1	1	0.0	4,000,000-4,249,999	0	1	-100.0	0	1	-100.0
4,250,000-4,499,999	0	2	-100.0	0	2	-100.0	4,250,000-4,499,999	0	0	0.0	0	1	-100.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0	4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	1	0	N/A	1	1	0.0	4,750,000-4,999,999	0	0	0.0	1	0	N/A
5,000,000+	2	1	100.0	2	1	100.0	5,000,000+	0	0	0.0	1	0	N/A
Totals	397	317	25.2	1106	907	21.9	Totals	345	335	3.0	656	576	13.9

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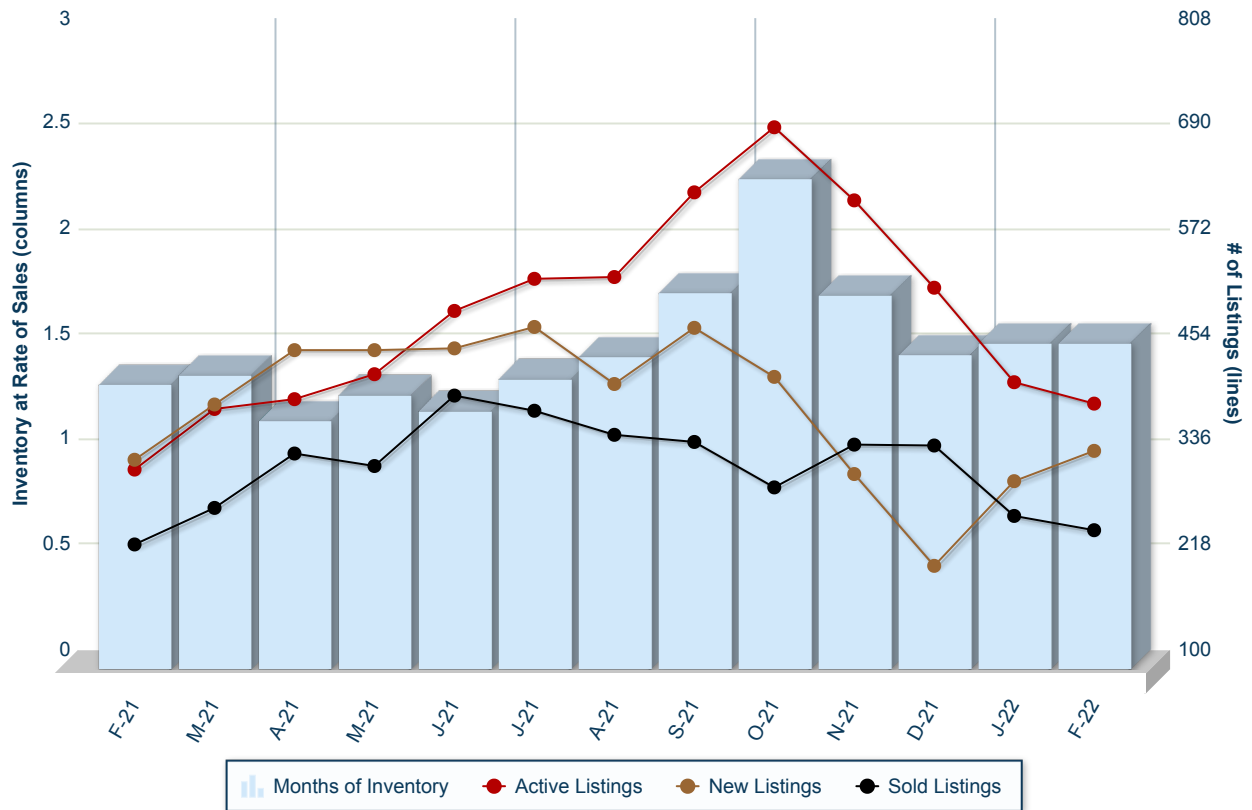
Jackson Co Year Over Year Comparison

Activity between 2/1/2022 and 2/28/2022

Residential																								
City	Total Active			New Listings			Number Under Contract			Number Sold			Sold Volume			Average Sale Price			Median Sale Price			Percent of List		
	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT
Applegate	2	6	+200	0	1	+	0	1	+	0	1	+	0	1,299,000	+	0	1,299,000	+	0	1,299,000	+	0	100	+
Ashland	114	125	+9	49	41	-16	34	48	+41	17	50	+194	10,164,858	29,288,437	+188	597,932	585,768	-2	585,000	527,162	-	96	97	+1
Central Point	60	82	+36	39	41	+5	32	46	+43	30	28	-6	14,040,586	12,465,300	-11	468,019	445,189	-4	350,500	353,000	+0	99	99	0
Eagle Point	46	86	+86	24	31	+29	16	39	+143	19	26	+36	8,741,610	11,567,351	+32	460,084	444,898	-3	414,000	406,700	-	95	98	+3
Gold Hill	12	15	+25	5	7	+40	5	3	-40	7	1	-85	2,833,000	699,900	-75	404,714	699,900	+72	365,000	699,900	+91	99	100	+1
Jacksonville	42	42	0	16	15	-6	15	14	-6	8	4	-50	4,192,401	1,895,500	-54	524,050	473,875	-9	500,000	507,750	+1	98	96	-2
Medford	228	268	+17	135	139	+2	113	148	+30	118	118	0	47,141,450	57,045,196	+21	399,503	483,433	+21	346,500	422,760	+22	100	99	-1
Phoenix	9	17	+88	8	12	+50	2	10	+400	7	1	-85	2,203,500	318,000	-85	314,785	318,000	+1	286,000	318,000	+11	102	102	0
Rogue River	24	24	0	12	10	-16	9	6	-33	5	10	+100	2,997,950	4,263,100	+42	599,590	426,310	-28	635,000	407,450	-	99	98	-1
Shady Cove	7	20	+185	1	3	+200	2	8	+300	4	4	0	963,000	1,685,000	+74	240,750	421,250	+74	239,000	415,000	+73	96	97	+1
Talent	17	28	+64	10	15	+50	8	8	0	10	6	-40	4,880,990	4,210,000	-13	488,099	701,666	+43	397,495	556,000	+39	99	101	+2
White City	38	34	-10	32	21	-34	24	17	-29	12	6	-50	4,484,700	1,876,800	-58	373,725	312,800	-16	277,500	335,000	+20	88	100	+13
Totals	599	747	+25	331	336	+2	260	348	+34	237	255	+8	102,644,045	126,613,584	+23	433,097	496,524	+15	365,000	425,000	+16	99	99	0
Grand Totals	599	747	+25	331	336	+2	260	348	+34	237	255	+8	102,644,045	126,613,584	+23	433,097	496,524	+15	365,000	425,000	+16	99	99	0

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Jackson Co Inventory for 2/1/2021 - 2/28/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Feb - 2022	398	345	256	1.55
Jan - 2022	422	311	272	1.55
Dec - 2021	528	216	351	1.50
Nov - 2021	626	319	352	1.78
Oct - 2021	708	428	304	2.33
Sep - 2021	635	483	355	1.79
Aug - 2021	540	420	363	1.49
Jul - 2021	538	484	390	1.38
Jun - 2021	502	460	407	1.23
May - 2021	431	458	328	1.31
Apr - 2021	403	458	342	1.18
Mar - 2021	392	397	281	1.40
Feb - 2021	324	335	240	1.35

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Keybox Activity Report



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

Keybox Accesses	Dec 20	Dec 21	Change
	5024	6657	32.5%

