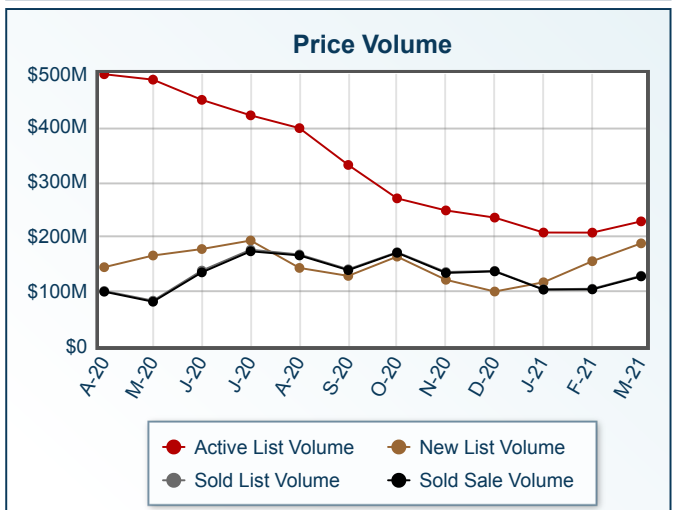
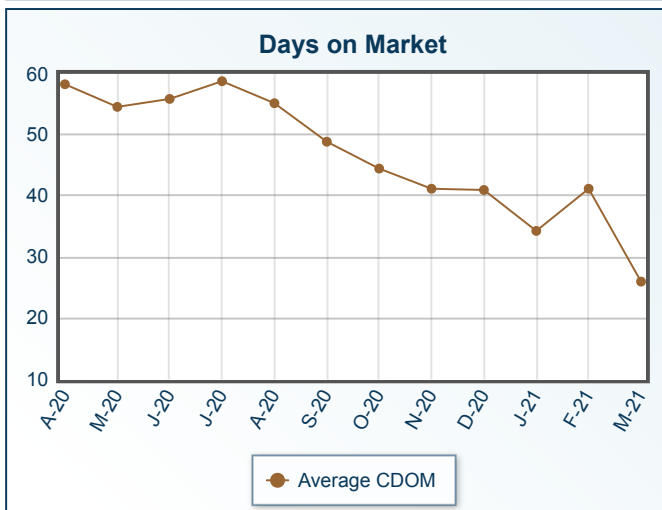
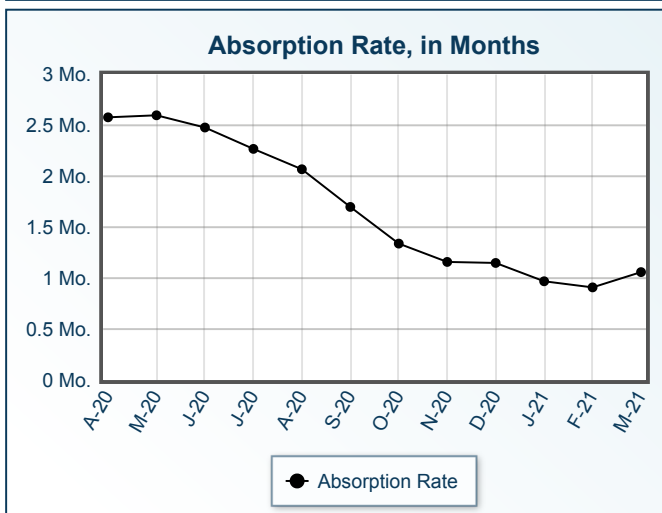
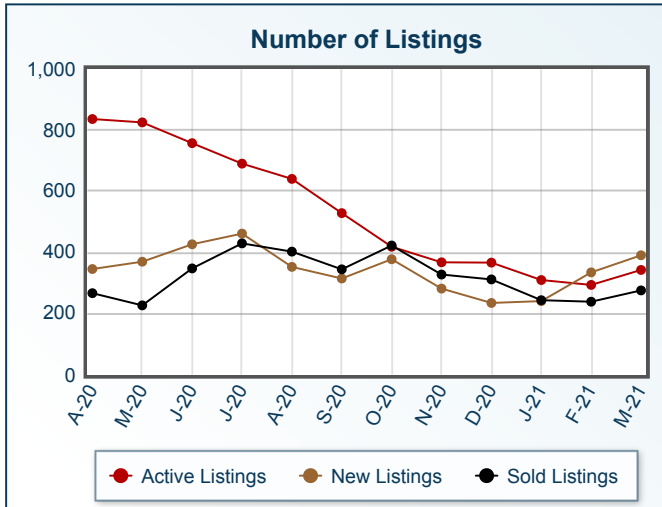


# Market Summary

Jackson Co Residential, March 2021



Summary Statistics						
	Mar-21	Mar-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.06	2.52	-57.94	0.98	2.59	-62.16
Average List Price	\$667,760	\$603,517	10.64	\$524,929	\$491,415	6.82
Median List Price	\$495,000	\$428,000	15.65	\$415,000	\$364,950	13.71
Average Sale Price	\$463,668	\$361,003	28.44	\$442,343	\$357,249	23.82
Median Sale Price	\$407,000	\$331,467	22.79	\$378,000	\$324,000	16.67
Average CDOM	26	75	-65.33	33	79	-58.23
Median CDOM	5	16	-68.75	6	37	-83.78

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	2	2	0.0	3	5
100,000-149,999	2	5	-60.0	11	15	-26.7
150,000-199,999	9	20	-55.0	24	40	-40.0
200,000-249,999	18	29	-37.9	42	106	-60.4
250,000-299,999	22	52	-57.7	92	133	-30.8
300,000-349,999	40	66	-39.4	138	149	-7.4
350,000-399,999	39	37	5.4	107	94	13.8
400,000-449,999	40	26	53.8	79	57	38.6
450,000-499,999	17	23	-26.1	58	51	13.7
500,000-549,999	23	13	76.9	49	35	40.0
550,000-599,999	16	12	33.3	34	17	100.0
600,000-649,999	11	6	83.3	28	11	154.5
650,000-699,999	10	5	100.0	25	11	127.3
700,000-749,999	5	1	400.0	16	4	300.0
750,000-799,999	5	3	66.7	8	8	0.0
800,000-849,999	4	0	N/A	8	4	100.0
850,000-899,999	2	0	N/A	7	0	N/A
900,000-949,999	1	1	0.0	7	1	600.0
950,000-999,999	1	2	-50.0	5	2	150.0
1,000,000-1,099,999	1	1	0.0	2	4	-50.0
1,100,000-1,199,999	0	0	0.0	2	1	100.0
1,200,000-1,299,999	2	0	N/A	5	2	150.0
1,300,000-1,399,999	1	0	N/A	1	0	N/A
1,400,000-1,499,999	1	0	N/A	2	0	N/A
1,500,000-1,599,999	1	0	N/A	1	0	N/A
1,600,000-1,699,999	0	0	0.0	0	1	-100.0
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	1	0	N/A	1	0	N/A
2,000,000-2,249,999	2	0	N/A	2	0	N/A
2,250,000-2,499,999	0	0	0.0	1	0	N/A
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	1	0	N/A
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	276	304	-9.2	759	751	1.1

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	1	1	0.0	2	3
100,000-149,999	4	0	N/A	13	16	-18.7
150,000-199,999	7	13	-46.2	16	40	-60.0
200,000-249,999	22	36	-38.9	51	111	-54.1
250,000-299,999	45	61	-26.2	132	163	-19.0
300,000-349,999	52	57	-8.8	142	169	-16.0
350,000-399,999	54	32	68.8	128	98	30.6
400,000-449,999	48	27	77.8	102	70	45.7
450,000-499,999	32	21	52.4	67	61	9.8
500,000-549,999	19	8	137.5	48	26	84.6
550,000-599,999	19	12	58.3	54	28	92.9
600,000-649,999	15	5	200.0	32	15	113.3
650,000-699,999	11	2	450.0	32	12	166.7
700,000-749,999	3	2	50.0	15	4	275.0
750,000-799,999	8	1	700.0	15	3	400.0
800,000-849,999	2	0	N/A	7	2	250.0
850,000-899,999	8	5	60.0	15	7	114.3
900,000-949,999	3	0	N/A	5	1	400.0
950,000-999,999	3	1	200.0	8	4	100.0
1,000,000-1,099,999	0	2	-100.0	2	4	-50.0
1,100,000-1,199,999	1	0	N/A	2	1	100.0
1,200,000-1,299,999	4	0	N/A	5	2	150.0
1,300,000-1,399,999	2	0	N/A	6	1	500.0
1,400,000-1,499,999	0	0	0.0	1	0	N/A
1,500,000-1,599,999	1	0	N/A	3	0	N/A
1,600,000-1,699,999	2	0	N/A	2	1	100.0
1,700,000-1,799,999	0	0	0.0	1	0	N/A
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	2	0	N/A
2,250,000-2,499,999	0	0	0.0	1	0	N/A
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	1	0	N/A	1	0	N/A
3,000,000-3,249,999	0	0	0.0	1	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
3,750,000-3,999,999	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	367	286	28.3	911	842	8.2

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg		2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	9	-100.0	3	16		-81.2	0-99,999	0	2	-100.0	3
100,000-149,999	4	11	-63.6	21	36	-41.7	100,000-149,999	8	5	60.0	13	18	-27.8
150,000-199,999	10	35	-71.4	25	95	-73.7	150,000-199,999	4	17	-76.5	16	53	-69.8
200,000-249,999	24	67	-64.2	73	198	-63.1	200,000-249,999	26	41	-36.6	58	112	-48.2
250,000-299,999	29	70	-58.6	160	268	-40.3	250,000-299,999	44	67	-34.3	129	188	-31.4
300,000-349,999	26	94	-72.3	168	304	-44.7	300,000-349,999	42	79	-46.8	136	192	-29.2
350,000-399,999	31	90	-65.6	166	244	-32.0	350,000-399,999	60	50	20.0	141	138	2.2
400,000-449,999	26	57	-54.4	126	151	-16.6	400,000-449,999	48	45	6.7	100	90	11.1
450,000-499,999	30	51	-41.2	101	133	-24.1	450,000-499,999	42	34	23.5	83	78	6.4
500,000-549,999	17	48	-64.6	69	88	-21.6	500,000-549,999	23	20	15.0	57	51	11.8
550,000-599,999	17	42	-59.5	77	84	-8.3	550,000-599,999	21	21	0.0	55	45	22.2
600,000-649,999	17	27	-37.0	46	44	4.5	600,000-649,999	12	7	71.4	34	21	61.9
650,000-699,999	14	39	-64.1	46	62	-25.8	650,000-699,999	8	12	-33.3	24	31	-22.6
700,000-749,999	12	16	-25.0	30	26	15.4	700,000-749,999	5	6	-16.7	20	16	25.0
750,000-799,999	14	21	-33.3	31	32	-3.1	750,000-799,999	11	4	175.0	23	11	109.1
800,000-849,999	3	11	-72.7	11	16	-31.2	800,000-849,999	3	3	0.0	7	4	75.0
850,000-899,999	12	19	-36.8	26	30	-13.3	850,000-899,999	9	6	50.0	13	10	30.0
900,000-949,999	6	4	50.0	11	5	120.0	900,000-949,999	2	1	100.0	5	2	150.0
950,000-999,999	6	13	-53.8	13	22	-40.9	950,000-999,999	3	1	200.0	7	7	0.0
1,000,000-1,099,999	1	8	-87.5	4	13	-69.2	1,000,000-1,099,999	1	2	-50.0	1	5	-80.0
1,100,000-1,199,999	7	15	-53.3	14	18	-22.2	1,100,000-1,199,999	6	5	20.0	10	10	0.0
1,200,000-1,299,999	6	17	-64.7	13	22	-40.9	1,200,000-1,299,999	5	3	66.7	9	3	200.0
1,300,000-1,399,999	8	4	100.0	14	7	100.0	1,300,000-1,399,999	1	1	0.0	6	1	500.0
1,400,000-1,499,999	4	6	-33.3	6	7	-14.3	1,400,000-1,499,999	2	1	100.0	3	3	0.0
1,500,000-1,599,999	3	5	-40.0	5	8	-37.5	1,500,000-1,599,999	3	1	200.0	5	3	66.7
1,600,000-1,699,999	2	0	N/A	2	1	100.0	1,600,000-1,699,999	0	0	0.0	1	0	N/A
1,700,000-1,799,999	2	2	0.0	3	3	0.0	1,700,000-1,799,999	0	1	-100.0	0	1	-100.0
1,800,000-1,899,999	0	3	-100.0	0	3	-100.0	1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	3	-100.0	0	3	-100.0	1,900,000-1,999,999	0	0	0.0	0	1	-100.0
2,000,000-2,249,999	1	2	-50.0	4	3	33.3	2,000,000-2,249,999	0	0	0.0	2	1	100.0
2,250,000-2,499,999	3	3	0.0	5	4	25.0	2,250,000-2,499,999	2	0	N/A	3	2	50.0
2,500,000-2,749,999	0	3	-100.0	1	6	-83.3	2,500,000-2,749,999	0	1	-100.0	0	2	-100.0
2,750,000-2,999,999	2	1	100.0	2	1	100.0	2,750,000-2,999,999	0	0	0.0	1	0	N/A
3,000,000-3,249,999	2	4	-50.0	3	4	-25.0	3,000,000-3,249,999	0	0	0.0	0	2	-100.0
3,250,000-3,499,999	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	1	-100.0	0	1	-100.0	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	1	0	N/A	1	1	0.0	4,000,000-4,249,999	0	0	0.0	1	0	N/A
4,250,000-4,499,999	1	2	-50.0	2	2	0.0	4,250,000-4,499,999	0	0	0.0	1	0	N/A
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	0	1	-100.0	1	1	0.0	4,750,000-4,999,999	0	0	0.0	0	1	-100.0
5,000,000+	1	5	-80.0	1	7	-85.7	5,000,000+	0	0	0.0	0	0	0.0
Totals	343	810	-57.7	1285	1970	-34.8	Totals	391	436	-10.3	967	1107	-12.6

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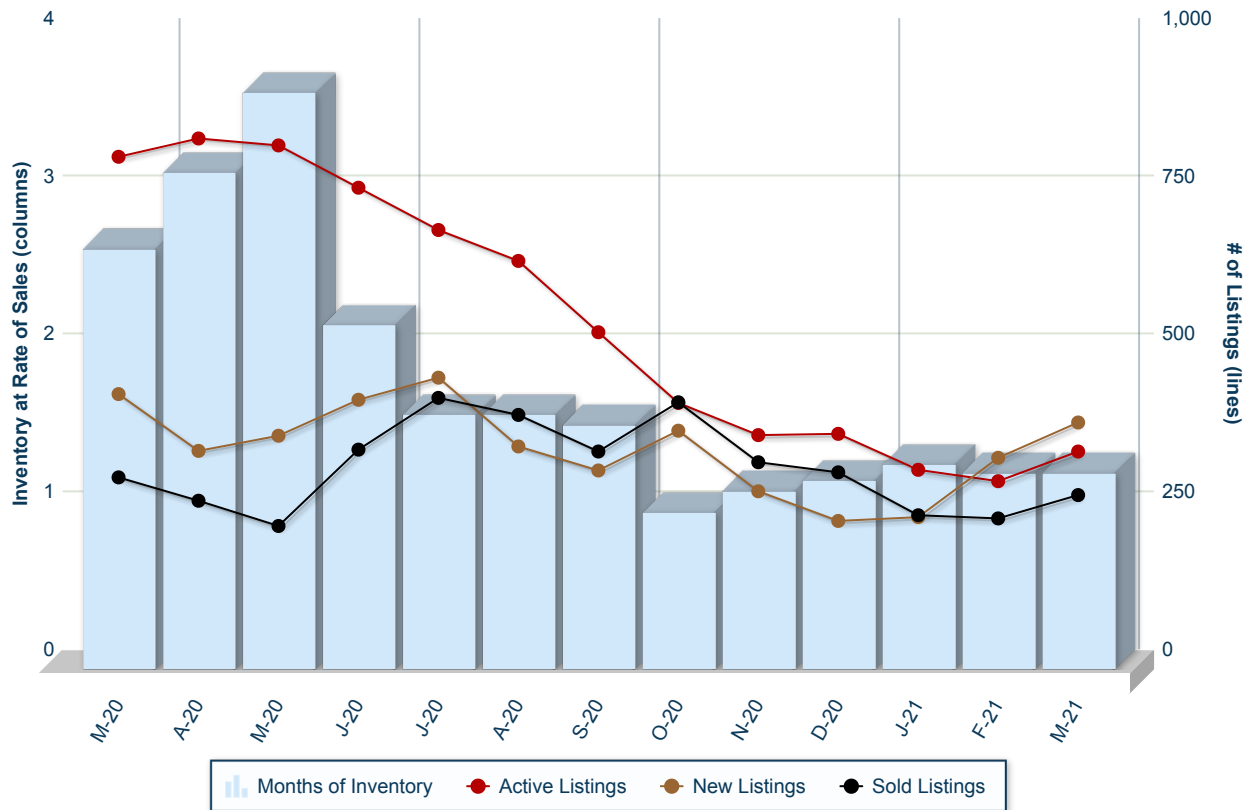
# Jackson Co Year Over Year Comparison

Activity between 3/1/2021 and 3/31/2021

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	8	2	-75	0	1	+	1	1	0	4	3	-25	2,244,000	2,565,000	+14	561,000	855,000	+52	502,500	750,000	+49	98	96	-2
Ashland	214	135	-36	63	66	+4	24	43	+79	32	36	+12	15,746,400	21,037,400	+33	492,075	584,372	+18	440,750	538,000	+22	98	98	0
Central Point	121	73	-39	46	49	+6	33	50	+51	38	37	-2	13,204,061	15,145,908	+14	347,475	409,348	+17	315,000	355,000	+12	98	98	0
Eagle Point	100	67	-33	34	43	+26	25	36	+44	27	18	-33	9,445,600	11,310,495	+19	349,837	628,360	+79	335,000	438,000	+30	98	93	-5
Gold Hill	41	22	-46	6	15	+150	5	12	+140	9	12	+33	3,302,000	5,700,100	+72	366,888	475,008	+29	370,000	427,500	+15	98	101	+3
Jacksonville	78	42	-46	21	15	-28	13	18	+38	9	17	+88	4,373,500	9,323,895	+113	485,944	548,464	+12	517,500	555,000	+7	98	100	+2
Medford	428	229	-46	196	137	-30	137	142	+3	142	111	-21	47,586,384	48,070,183	+1	335,115	433,064	+29	324,500	384,721	+18	99	100	+1
Phoenix	21	12	-42	7	5	-28	5	7	+40	3	2	-33	887,000	704,900	-20	295,666	352,450	+19	285,000	352,450	+23	98	98	0
Rogue River	44	26	-40	14	12	-14	8	14	+75	9	8	-11	3,283,250	3,676,500	+11	364,805	459,562	+25	350,000	465,000	+32	97	100	+3
Shady Cove	27	14	-48	5	9	+80	6	5	-16	2	4	+100	515,000	1,541,500	+199	257,500	385,375	+49	257,500	372,250	+44	97	101	+4
Talent	48	18	-62	15	11	-26	5	12	+140	12	8	-33	4,534,500	2,871,000	-36	377,875	358,875	-5	369,000	348,250	-	96	100	+4
White City	54	28	-48	21	17	-19	22	20	-9	14	15	+7	3,706,600	4,195,800	+13	264,757	279,720	+5	255,500	275,000	+7	97	100	+3
<b>Totals</b>	<b>1184</b>	<b>668</b>	<b>-44</b>	<b>428</b>	<b>380</b>	<b>-11</b>	<b>284</b>	<b>360</b>	<b>+27</b>	<b>301</b>	<b>271</b>	<b>-10</b>	<b>108,828,295</b>	<b>126,142,681</b>	<b>+16</b>	<b>361,556</b>	<b>465,471</b>	<b>+29</b>	<b>332,933</b>	<b>409,000</b>	<b>+23</b>	<b>99</b>	<b>99</b>	<b>0</b>
<b>Grand Totals</b>	<b>1,184</b>	<b>668</b>	<b>-44</b>	<b>428</b>	<b>380</b>	<b>-11</b>	<b>284</b>	<b>360</b>	<b>+27</b>	<b>301</b>	<b>271</b>	<b>-10</b>	<b>108,828,295</b>	<b>126,142,681</b>	<b>+16</b>	<b>361,556</b>	<b>465,471</b>	<b>+29</b>	<b>332,933</b>	<b>409,000</b>	<b>+23</b>	<b>99</b>	<b>99</b>	<b>0</b>

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# Jackson Co Inventory March 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Mar - 2021	345	391	276	1.25
Feb - 2021	298	335	239	1.25
Jan - 2021	316	241	244	1.30
Dec - 2020	373	235	312	1.20
Nov - 2020	371	282	328	1.13
Oct - 2020	422	378	423	1.00
Sep - 2020	534	315	345	1.55
Aug - 2020	647	353	403	1.61
Jul - 2020	696	462	430	1.62
Jun - 2020	763	427	348	2.19
May - 2020	830	370	227	3.66
Apr - 2020	841	346	267	3.15
Mar - 2020	812	436	304	2.67

# Keybox Activity Report



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

Keybox Accesses	Mar 20	Mar 21	Change
	7584	6407	-15.5%

