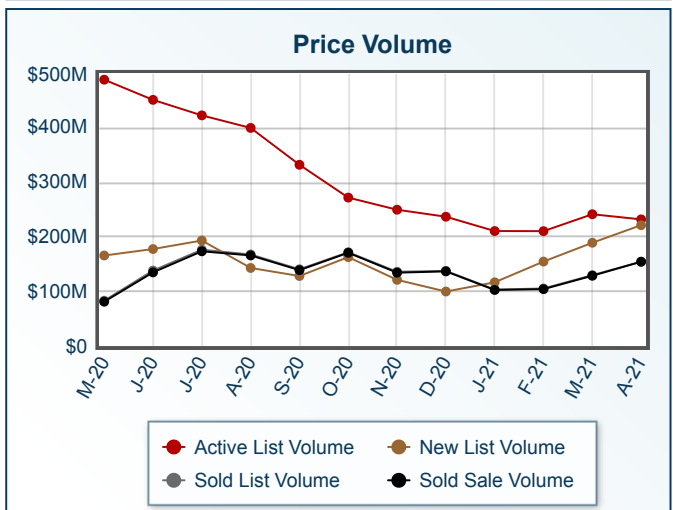
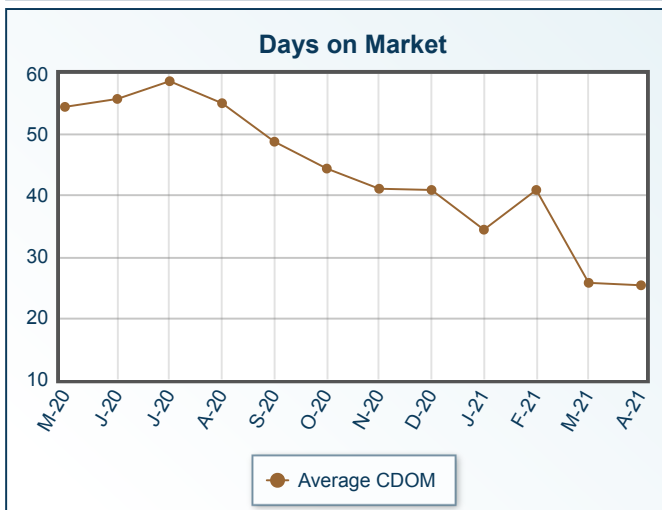
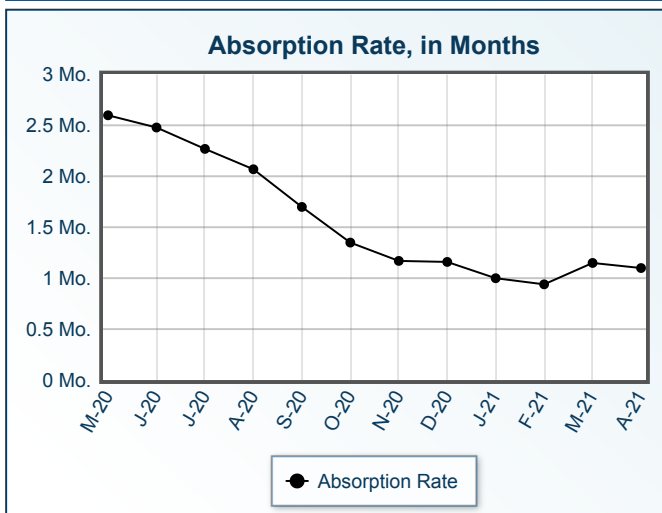
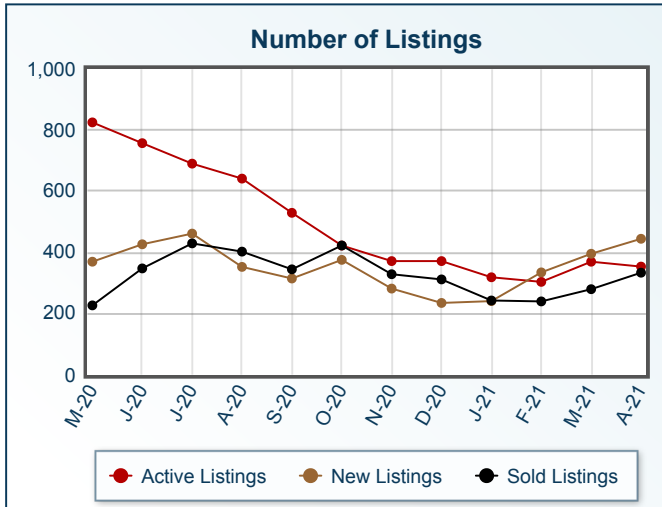


Market Summary

Jackson Co Residential, April 2021



Summary Statistics						
	Apr-21	Apr-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.1	2.58	-57.36	1.05	2.59	-59.46
Average List Price	\$657,438	\$596,570	10.20	\$516,455	\$480,541	7.47
Median List Price	\$485,000	\$425,000	14.12	\$413,500	\$363,000	13.91
Average Sale Price	\$463,867	\$374,059	24.01	\$448,172	\$361,583	23.95
Median Sale Price	\$399,500	\$327,000	22.17	\$382,000	\$325,000	17.54
Average CDOM	25	58	-56.90	30	74	-59.46
Median CDOM	4	13	-69.23	5	26	-80.77

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	2	-100.0	3	7
100,000-149,999	5	5	0.0	16	20	-20.0
150,000-199,999	6	8	-25.0	30	48	-37.5
200,000-249,999	14	30	-53.3	57	136	-58.1
250,000-299,999	45	53	-15.1	138	187	-26.2
300,000-349,999	50	57	-12.3	189	206	-8.3
350,000-399,999	47	28	67.9	154	122	26.2
400,000-449,999	44	27	63.0	123	84	46.4
450,000-499,999	17	18	-5.6	77	69	11.6
500,000-549,999	19	9	111.1	68	44	54.5
550,000-599,999	29	7	314.3	63	24	162.5
600,000-649,999	14	8	75.0	42	19	121.1
650,000-699,999	7	2	250.0	32	13	146.2
700,000-749,999	6	2	200.0	21	6	250.0
750,000-799,999	4	1	300.0	12	9	33.3
800,000-849,999	4	1	300.0	12	5	140.0
850,000-899,999	4	3	33.3	11	3	266.7
900,000-949,999	2	1	100.0	9	2	350.0
950,000-999,999	6	1	500.0	11	3	266.7
1,000,000-1,099,999	0	1	-100.0	2	5	-60.0
1,100,000-1,199,999	3	1	200.0	5	2	150.0
1,200,000-1,299,999	3	2	50.0	8	4	100.0
1,300,000-1,399,999	1	0	N/A	2	0	N/A
1,400,000-1,499,999	0	0	0.0	2	0	N/A
1,500,000-1,599,999	1	0	N/A	2	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	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	1	0	N/A
2,000,000-2,249,999	0	0	0.0	2	0	N/A
2,250,000-2,499,999	1	0	N/A	2	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	334	267	25.1	1097	1019	7.7

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	0	0.0	2	3
100,000-149,999	3	5	-40.0	16	21	-23.8
150,000-199,999	7	19	-63.2	21	59	-64.4
200,000-249,999	20	30	-33.3	69	141	-51.1
250,000-299,999	47	44	6.8	169	207	-18.4
300,000-349,999	58	39	48.7	197	208	-5.3
350,000-399,999	69	27	155.6	194	125	55.2
400,000-449,999	51	19	168.4	152	89	70.8
450,000-499,999	29	13	123.1	94	74	27.0
500,000-549,999	16	9	77.8	64	35	82.9
550,000-599,999	31	9	244.4	82	37	121.6
600,000-649,999	13	4	225.0	45	19	136.8
650,000-699,999	15	5	200.0	43	17	152.9
700,000-749,999	12	4	200.0	26	8	225.0
750,000-799,999	13	3	333.3	28	6	366.7
800,000-849,999	1	2	-50.0	8	4	100.0
850,000-899,999	5	2	150.0	19	9	111.1
900,000-949,999	4	0	N/A	9	1	800.0
950,000-999,999	2	0	N/A	9	4	125.0
1,000,000-1,099,999	2	0	N/A	4	4	0.0
1,100,000-1,199,999	4	2	100.0	6	3	100.0
1,200,000-1,299,999	6	1	500.0	10	3	233.3
1,300,000-1,399,999	3	1	200.0	8	2	300.0
1,400,000-1,499,999	1	0	N/A	2	0	N/A
1,500,000-1,599,999	0	0	0.0	3	0	N/A
1,600,000-1,699,999	1	0	N/A	3	1	200.0
1,700,000-1,799,999	1	0	N/A	2	0	N/A
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	0	0	0.0	2	0	N/A
2,250,000-2,499,999	1	0	N/A	2	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	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	1	-100.0	0	1	-100.0
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	416	239	74.1	1292	1081	19.5

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	5	-100.0	3	19		-84.2	0-99,999	0	3	-100.0	3
100,000-149,999	1	11	-90.9	24	40	-40.0	100,000-149,999	3	4	-25.0	16	22	-27.3
150,000-199,999	10	31	-67.7	33	109	-69.7	150,000-199,999	8	14	-42.9	24	67	-64.2
200,000-249,999	21	67	-68.7	90	229	-60.7	200,000-249,999	17	31	-45.2	75	143	-47.6
250,000-299,999	29	71	-59.2	208	327	-36.4	250,000-299,999	47	59	-20.3	177	247	-28.3
300,000-349,999	32	101	-68.3	235	359	-34.5	300,000-349,999	63	55	14.5	203	247	-17.8
350,000-399,999	42	97	-56.7	244	287	-15.0	350,000-399,999	73	43	69.8	215	181	18.8
400,000-449,999	27	77	-64.9	186	184	1.1	400,000-449,999	58	33	75.8	160	123	30.1
450,000-499,999	24	51	-52.9	131	159	-17.6	450,000-499,999	33	26	26.9	113	104	8.7
500,000-549,999	16	53	-69.8	84	108	-22.2	500,000-549,999	14	20	-30.0	71	71	0.0
550,000-599,999	27	43	-37.2	104	93	11.8	550,000-599,999	26	10	160.0	83	55	50.9
600,000-649,999	12	28	-57.1	65	53	22.6	600,000-649,999	17	8	112.5	51	29	75.9
650,000-699,999	15	37	-59.5	62	69	-10.1	650,000-699,999	16	7	128.6	41	38	7.9
700,000-749,999	12	21	-42.9	41	32	28.1	700,000-749,999	12	6	100.0	31	22	40.9
750,000-799,999	19	20	-5.0	46	39	17.9	750,000-799,999	14	7	100.0	37	18	105.6
800,000-849,999	4	6	-33.3	16	17	-5.9	800,000-849,999	6	1	500.0	13	5	160.0
850,000-899,999	7	17	-58.8	33	34	-2.9	850,000-899,999	9	4	125.0	19	14	35.7
900,000-949,999	5	3	66.7	14	8	75.0	900,000-949,999	2	3	-33.3	8	5	60.0
950,000-999,999	5	12	-58.3	15	25	-40.0	950,000-999,999	2	3	-33.3	10	10	0.0
1,000,000-1,099,999	5	7	-28.6	7	14	-50.0	1,000,000-1,099,999	3	1	200.0	4	6	-33.3
1,100,000-1,199,999	9	16	-43.7	16	20	-20.0	1,100,000-1,199,999	1	2	-50.0	11	12	-8.3
1,200,000-1,299,999	7	16	-56.2	24	26	-7.7	1,200,000-1,299,999	12	4	200.0	21	7	200.0
1,300,000-1,399,999	4	4	0.0	16	7	128.6	1,300,000-1,399,999	2	0	N/A	8	1	700.0
1,400,000-1,499,999	2	5	-60.0	5	6	-16.7	1,400,000-1,499,999	1	0	N/A	3	3	0.0
1,500,000-1,599,999	4	7	-42.9	8	10	-20.0	1,500,000-1,599,999	2	1	100.0	7	4	75.0
1,600,000-1,699,999	0	0	0.0	3	1	200.0	1,600,000-1,699,999	1	0	N/A	2	0	N/A
1,700,000-1,799,999	2	3	-33.3	3	3	0.0	1,700,000-1,799,999	0	0	0.0	0	1	-100.0
1,800,000-1,899,999	0	3	-100.0	0	4	-100.0	1,800,000-1,899,999	0	1	-100.0	0	1	-100.0
1,900,000-1,999,999	1	1	0.0	1	3	-66.7	1,900,000-1,999,999	1	0	N/A	1	1	0.0
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	4	3	33.3	6	4	50.0	2,250,000-2,499,999	1	0	N/A	4	2	100.0
2,500,000-2,749,999	0	4	-100.0	1	6	-83.3	2,500,000-2,749,999	0	0	0.0	0	2	-100.0
2,750,000-2,999,999	1	1	0.0	3	1	200.0	2,750,000-2,999,999	1	0	N/A	2	0	N/A
3,000,000-3,249,999	1	4	-75.0	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	2	2	0.0	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	354	837	-57.7	1740	2316	-24.9	Totals	445	346	28.6	1417	1453	-2.5

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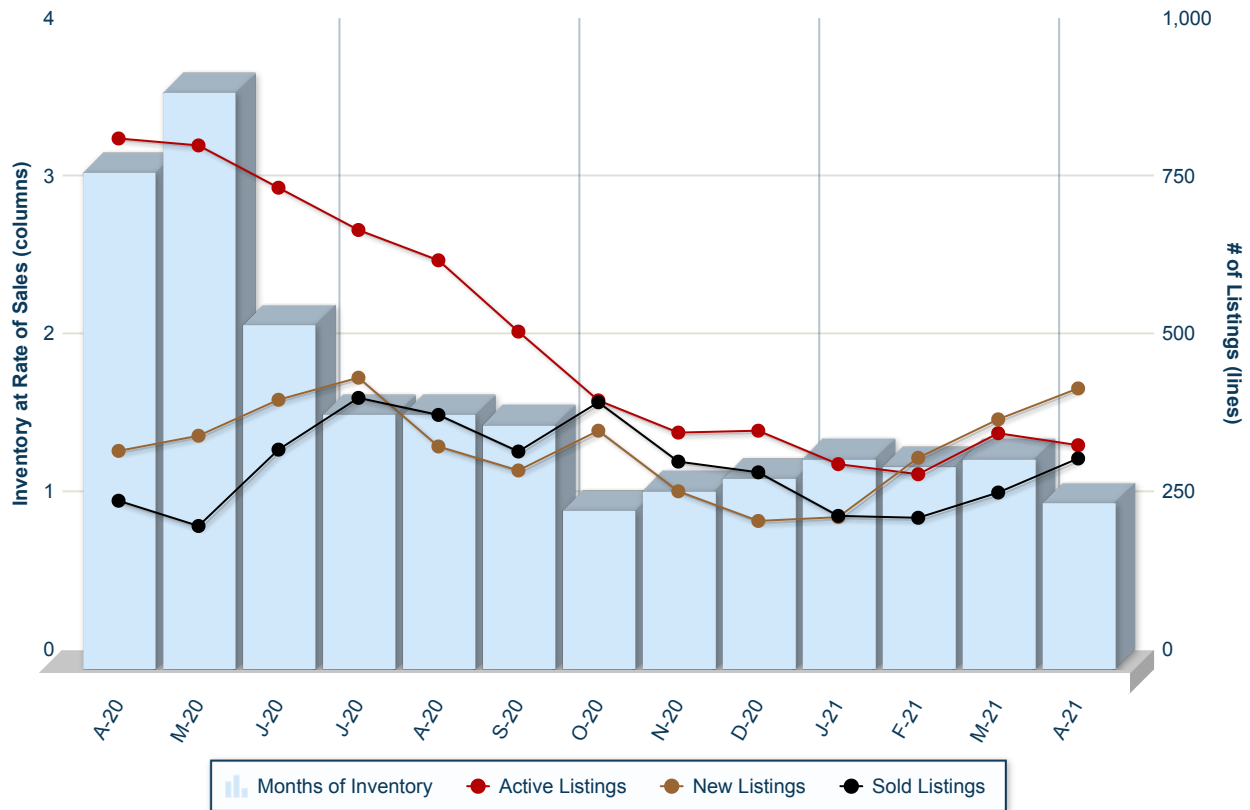
Jackson Co Year Over Year Comparison

Activity between 4/1/2021 and 4/30/2021

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	6	2	-66	0	0	0	0	0	0	1	0	-	318,000	0	-	318,000	0	-	318,000	0	-	96	0	-
Ashland	210	157	-25	41	70	+70	19	57	+200	23	44	+91	12,350,701	29,242,495	+136	536,987	664,602	+23	470,000	568,750	+21	97	99	+2
Central Point	122	72	-40	44	46	+4	29	47	+62	30	35	+16	10,912,847	13,229,735	+21	363,761	377,992	+3	312,500	355,000	+13	97	101	+4
Eagle Point	92	82	-10	24	49	+104	16	44	+175	22	29	+31	9,237,900	13,198,175	+42	419,904	455,109	+8	418,500	469,900	+12	98	100	+2
Gold Hill	38	17	-55	8	7	-12	6	8	+33	3	7	+133	906,900	2,971,000	+227	302,300	424,428	+40	247,000	419,000	+69	99	100	+1
Jacksonville	79	46	-41	21	20	-4	12	22	+83	15	14	-6	7,690,500	9,164,500	+19	512,700	654,607	+27	410,000	572,000	+39	97	96	-1
Medford	408	284	-30	161	180	+11	110	170	+54	126	138	+9	44,270,953	60,969,511	+37	351,356	441,808	+25	323,950	391,500	+20	99	100	+1
Phoenix	19	9	-52	5	5	0	6	5	-16	2	9	+350	468,000	3,158,800	+574	234,000	350,977	+49	234,000	349,500	+49	96	102	+6
Rogue River	41	33	-19	7	17	+142	9	19	+111	9	17	+88	2,751,400	5,731,450	+108	305,711	337,144	+10	271,500	305,000	+12	98	97	-1
Shady Cove	21	22	+4	2	16	+700	2	12	+500	5	6	+20	1,167,500	3,193,100	+173	233,500	532,183	+127	240,000	354,550	+47	101	98	-2
Talent	51	14	-72	11	7	-36	8	6	-25	6	6	0	2,167,400	3,482,685	+60	361,233	580,447	+60	330,950	445,250	+34	99	101	+2
White City	41	31	-24	14	23	+64	17	20	+17	21	24	+14	6,382,086	7,652,800	+19	303,908	318,866	+4	270,000	299,000	+10	99	102	+3
Totals	1128	769	-32	338	440	+30	234	410	+75	263	329	+25	98,624,188	151,994,251	+54	374,997	461,989	+23	329,025	395,000	+20	99	100	1
Grand Totals	1,128	769	-32	338	440	+30	234	410	+75	263	329	+25	98,624,188	151,994,251	+54	374,997	461,989	+23	329,025	395,000	+20	99	100	+1

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Jackson Co Inventory April 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Apr - 2021	355	445	334	1.06
Mar - 2021	374	396	280	1.34
Feb - 2021	309	335	240	1.29
Jan - 2021	325	241	243	1.34
Dec - 2020	378	235	312	1.21
Nov - 2020	375	282	329	1.14
Oct - 2020	426	378	423	1.01
Sep - 2020	535	315	345	1.55
Aug - 2020	648	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

Keybox Activity Report



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

Keybox Accesses	Apr 20	Apr 21	Change
	5370	6819	27.0%

