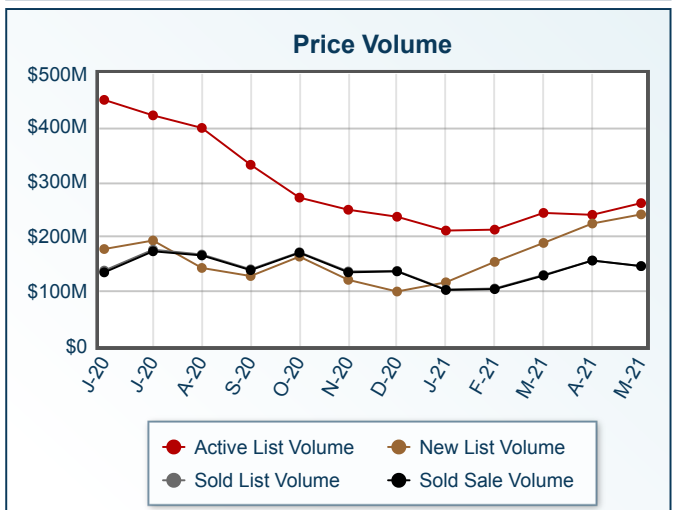
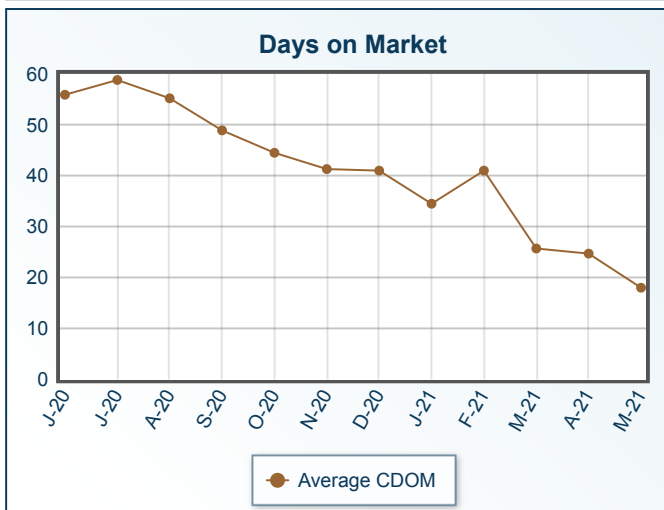
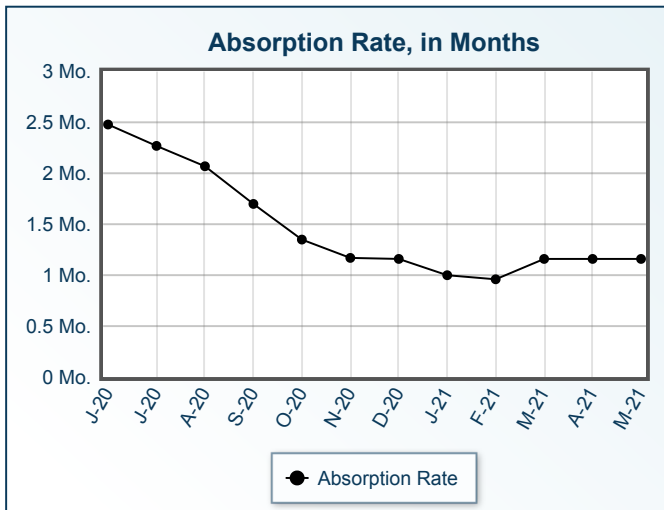
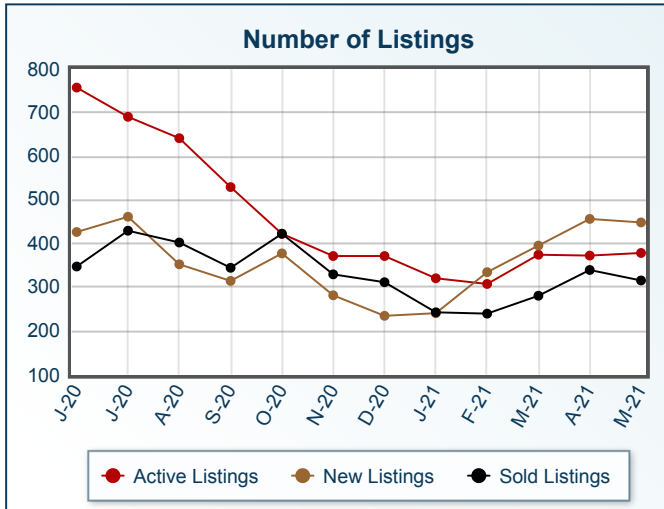


# Market Summary

Jackson Co Residential, May 2021



Summary Statistics						
	May-21	May-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.16	2.6	-55.38	1.09	2.59	-57.92
Average List Price	\$692,860	\$592,427	16.95	\$519,168	\$476,269	9.01
Median List Price	\$525,000	\$429,000	22.38	\$415,000	\$360,000	15.28
Average Sale Price	\$464,712	\$358,844	29.50	\$451,396	\$361,084	25.01
Median Sale Price	\$405,500	\$312,000	29.97	\$389,950	\$323,250	20.63
Average CDOM	18	54	-66.67	27	70	-61.43
Median CDOM	5	14	-64.29	5	23	-78.26

	Sold Listings			Year to Date		
	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
0-99,999	0	0	0.0	3	7	-57.1
100,000-149,999	4	3	33.3	20	23	-13.0
150,000-199,999	2	15	-86.7	32	63	-49.2
200,000-249,999	13	37	-64.9	71	173	-59.0
250,000-299,999	34	47	-27.7	173	234	-26.1
300,000-349,999	41	38	7.9	231	244	-5.3
350,000-399,999	49	22	122.7	205	144	42.4
400,000-449,999	56	18	211.1	180	102	76.5
450,000-499,999	21	13	61.5	99	82	20.7
500,000-549,999	22	5	340.0	90	49	83.7
550,000-599,999	13	12	8.3	76	36	111.1
600,000-649,999	12	4	200.0	54	23	134.8
650,000-699,999	14	2	600.0	46	15	206.7
700,000-749,999	5	1	400.0	26	7	271.4
750,000-799,999	7	2	250.0	19	11	72.7
800,000-849,999	5	3	66.7	17	8	112.5
850,000-899,999	3	1	200.0	14	4	250.0
900,000-949,999	3	0	N/A	12	2	500.0
950,000-999,999	0	1	-100.0	11	4	175.0
1,000,000-1,099,999	2	2	0.0	4	7	-42.9
1,100,000-1,199,999	4	1	300.0	9	3	200.0
1,200,000-1,299,999	2	0	N/A	10	4	150.0
1,300,000-1,399,999	2	0	N/A	4	0	N/A
1,400,000-1,499,999	1	0	N/A	3	0	N/A
1,500,000-1,599,999	1	0	N/A	3	0	N/A
1,600,000-1,699,999	0	0	0.0	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	0	0	0.0	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	316	227	39.2	1420	1246	14.0

	Pending Listings					
	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
0-99,999	0	2	-100.0	2	5	-60.0
100,000-149,999	1	3	-66.7	17	24	-29.2
150,000-199,999	5	19	-73.7	26	78	-66.7
200,000-249,999	9	33	-72.7	79	174	-54.6
250,000-299,999	64	74	-13.5	230	281	-18.1
300,000-349,999	55	71	-22.5	243	279	-12.9
350,000-399,999	75	48	56.3	265	173	53.2
400,000-449,999	54	27	100.0	201	116	73.3
450,000-499,999	54	21	157.1	142	95	49.5
500,000-549,999	19	17	11.8	80	52	53.8
550,000-599,999	21	19	10.5	100	56	78.6
600,000-649,999	16	7	128.6	61	26	134.6
650,000-699,999	18	8	125.0	59	25	136.0
700,000-749,999	12	4	200.0	37	12	208.3
750,000-799,999	8	4	100.0	34	10	240.0
800,000-849,999	3	0	N/A	11	4	175.0
850,000-899,999	4	6	-33.3	23	15	53.3
900,000-949,999	2	1	100.0	10	2	400.0
950,000-999,999	3	2	50.0	11	6	83.3
1,000,000-1,099,999	4	0	N/A	8	4	100.0
1,100,000-1,199,999	3	4	-25.0	8	7	14.3
1,200,000-1,299,999	4	1	300.0	14	4	250.0
1,300,000-1,399,999	1	0	N/A	9	2	350.0
1,400,000-1,499,999	2	1	100.0	3	1	200.0
1,500,000-1,599,999	0	1	-100.0	3	1	200.0
1,600,000-1,699,999	0	0	0.0	3	1	200.0
1,700,000-1,799,999	0	0	0.0	2	0	N/A
1,800,000-1,899,999	0	1	-100.0	0	1	-100.0
1,900,000-1,999,999	1	0	N/A	2	0	N/A
2,000,000-2,249,999	1	0	N/A	3	0	N/A
2,250,000-2,499,999	2	0	N/A	4	0	N/A
2,500,000-2,749,999	1	0	N/A	1	0	N/A
2,750,000-2,999,999	0	0	0.0	1	0	N/A
3,000,000-3,249,999	1	0	N/A	2	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	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	443	374	18.4	1694	1455	16.4

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	6	-100.0	3	20		-85.0	0-99,999	0	1	-100.0	3
100,000-149,999	0	11	-100.0	24	42	-42.9	100,000-149,999	0	2	-100.0	16	24	-33.3
150,000-199,999	10	28	-64.3	40	128	-68.7	150,000-199,999	6	19	-68.4	31	86	-64.0
200,000-249,999	15	52	-71.2	108	261	-58.6	200,000-249,999	17	32	-46.9	93	175	-46.9
250,000-299,999	24	73	-67.1	266	392	-32.1	250,000-299,999	53	65	-18.5	235	312	-24.7
300,000-349,999	27	97	-72.2	285	419	-32.0	300,000-349,999	51	60	-15.0	253	307	-17.6
350,000-399,999	51	99	-48.5	323	337	-4.2	350,000-399,999	70	50	40.0	294	231	27.3
400,000-449,999	20	72	-72.2	225	214	5.1	400,000-449,999	43	30	43.3	199	153	30.1
450,000-499,999	35	64	-45.3	176	187	-5.9	450,000-499,999	44	28	57.1	158	132	19.7
500,000-549,999	16	52	-69.2	107	120	-10.8	500,000-549,999	23	12	91.7	94	83	13.3
550,000-599,999	19	45	-57.8	129	108	19.4	550,000-599,999	23	15	53.3	108	70	54.3
600,000-649,999	19	28	-32.1	80	56	42.9	600,000-649,999	17	3	466.7	66	32	106.3
650,000-699,999	18	34	-47.1	85	79	7.6	650,000-699,999	19	10	90.0	63	48	31.3
700,000-749,999	13	16	-18.7	51	40	27.5	700,000-749,999	10	8	25.0	41	30	36.7
750,000-799,999	14	24	-41.7	57	45	26.7	750,000-799,999	13	6	116.7	47	24	95.8
800,000-849,999	6	8	-25.0	26	20	30.0	800,000-849,999	9	3	200.0	24	8	200.0
850,000-899,999	12	15	-20.0	39	41	-4.9	850,000-899,999	8	7	14.3	25	21	19.0
900,000-949,999	6	6	0.0	18	8	125.0	900,000-949,999	4	0	N/A	12	5	140.0
950,000-999,999	10	12	-16.7	21	28	-25.0	950,000-999,999	5	3	66.7	16	13	23.1
1,000,000-1,099,999	4	8	-50.0	11	17	-35.3	1,000,000-1,099,999	3	3	0.0	8	9	-11.1
1,100,000-1,199,999	13	13	0.0	22	21	4.8	1,100,000-1,199,999	5	1	400.0	17	13	30.8
1,200,000-1,299,999	13	18	-27.8	30	27	11.1	1,200,000-1,299,999	9	1	800.0	27	8	237.5
1,300,000-1,399,999	9	5	80.0	19	9	111.1	1,300,000-1,399,999	2	2	0.0	11	3	266.7
1,400,000-1,499,999	4	4	0.0	8	7	14.3	1,400,000-1,499,999	3	1	200.0	6	4	50.0
1,500,000-1,599,999	5	10	-50.0	8	14	-42.9	1,500,000-1,599,999	1	4	-75.0	7	8	-12.5
1,600,000-1,699,999	1	0	N/A	5	1	400.0	1,600,000-1,699,999	2	0	N/A	4	0	N/A
1,700,000-1,799,999	2	3	-33.3	4	4	0.0	1,700,000-1,799,999	1	1	0.0	1	2	-50.0
1,800,000-1,899,999	1	2	-50.0	1	4	-75.0	1,800,000-1,899,999	1	0	N/A	1	1	0.0
1,900,000-1,999,999	2	0	N/A	4	3	33.3	1,900,000-1,999,999	2	0	N/A	4	1	300.0
2,000,000-2,249,999	2	2	0.0	5	3	66.7	2,000,000-2,249,999	1	0	N/A	3	1	200.0
2,250,000-2,499,999	3	2	50.0	7	5	40.0	2,250,000-2,499,999	2	1	100.0	5	3	66.7
2,500,000-2,749,999	0	4	-100.0	3	6	-50.0	2,500,000-2,749,999	2	0	N/A	2	2	0.0
2,750,000-2,999,999	2	0	N/A	3	1	200.0	2,750,000-2,999,999	0	0	0.0	2	0	N/A
3,000,000-3,249,999	0	4	-100.0	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	0	2	-100.0	1	3	-66.7	3,750,000-3,999,999	0	2	-100.0	0	2	-100.0
4,000,000-4,249,999	0	0	0.0	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	1	100.0	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	4	-75.0	1	7	-85.7	5,000,000+	0	0	0.0	0	0	0.0
<b>Totals</b>	<b>379</b>	<b>826</b>	<b>-54.1</b>	<b>2202</b>	<b>2686</b>	<b>-18.0</b>	<b>Totals</b>	<b>449</b>	<b>370</b>	<b>21.4</b>	<b>1878</b>	<b>1823</b>	<b>3.0</b>

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# Jackson Co Year Over Year Comparison

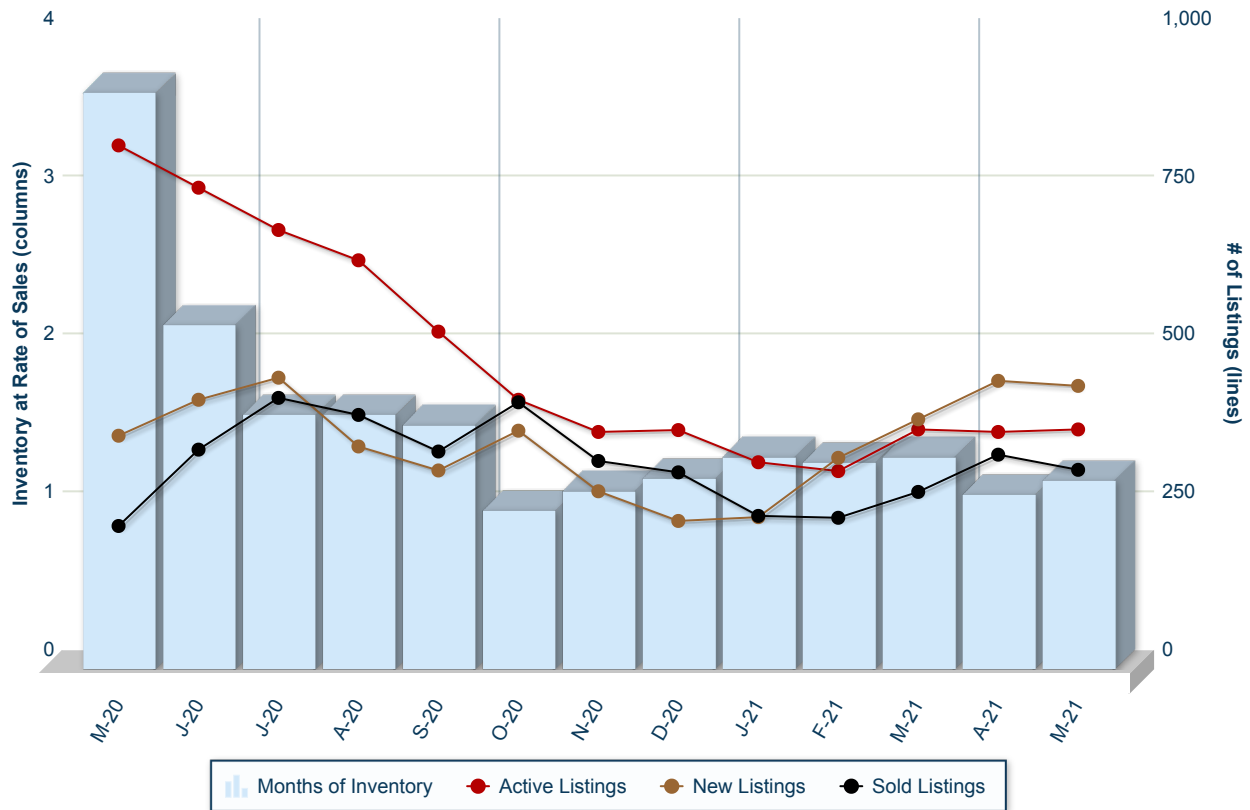
Activity between 5/1/2021 and 5/31/2021

## 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	5	2	-60	0	0	0	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ashland	217	190	-12	49	88	+79	38	72	+89	18	48	+166	8,065,600	28,076,805	+248	448,088	584,933	+30	420,000	540,000	+28	96	100	+4
Central Point	139	78	-43	52	46	-11	55	51	-7	36	42	+16	12,151,476	19,047,299	+56	337,541	453,507	+34	303,500	420,000	+38	96	100	+4
Eagle Point	103	72	-30	34	33	-2	29	37	+27	20	31	+55	7,822,500	15,650,325	+100	391,125	504,849	+29	352,800	425,000	+20	98	99	+1
Gold Hill	45	18	-60	17	11	-35	11	9	-18	5	5	0	1,149,000	2,531,900	+120	229,800	506,380	+120	230,000	465,500	+102	97	99	+2
Jacksonville	74	45	-39	14	21	+50	23	18	-21	11	12	+9	6,314,560	9,799,000	+55	574,050	816,583	+42	539,860	680,000	+25	95	98	+3
Medford	405	305	-24	138	189	+36	151	182	+20	101	125	+23	34,300,802	51,007,317	+48	339,611	408,058	+20	309,000	375,000	+21	98	100	+2
Phoenix	18	5	-72	5	3	-40	8	3	-62	5	4	-20	1,439,000	1,713,500	+19	287,800	428,375	+48	300,000	388,500	+29	99	102	+3
Rogue River	45	32	-28	13	15	+15	12	19	+58	4	13	+225	1,138,500	6,150,000	+440	284,625	473,076	+66	298,000	420,000	+40	98	100	+2
Shady Cove	23	17	-26	11	8	-27	7	7	0	4	3	-25	1,270,000	1,639,000	+29	317,500	546,333	+72	320,000	425,000	+32	100	98	-2
Talent	54	15	-72	12	7	-41	11	10	-9	5	8	+60	1,989,500	3,758,800	+88	397,900	469,850	+18	307,500	440,000	+43	96	99	+3
White City	39	29	-25	18	15	-16	19	21	+10	15	21	+40	4,992,650	5,498,097	+10	332,843	261,814	-21	259,000	263,800	+1	96	100	+4
<b>Totals</b>	<b>1167</b>	<b>808</b>	<b>-31</b>	<b>363</b>	<b>436</b>	<b>+20</b>	<b>364</b>	<b>430</b>	<b>+18</b>	<b>224</b>	<b>312</b>	<b>+39</b>	<b>80,633,588</b>	<b>144,872,043</b>	<b>+80</b>	<b>359,971</b>	<b>464,333</b>	<b>+29</b>	<b>313,450</b>	<b>405,500</b>	<b>+29</b>	<b>98</b>	<b>100</b>	<b>2</b>
<b>Grand Totals</b>	<b>1,167</b>	<b>808</b>	<b>-31</b>	<b>363</b>	<b>436</b>	<b>+20</b>	<b>364</b>	<b>430</b>	<b>+18</b>	<b>224</b>	<b>312</b>	<b>+39</b>	<b>80,633,588</b>	<b>144,872,043</b>	<b>+80</b>	<b>359,971</b>	<b>464,333</b>	<b>+29</b>	<b>313,450</b>	<b>405,500</b>	<b>+29</b>	<b>98</b>	<b>100</b>	<b>+2</b>

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# Jackson Co Inventory May 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
May - 2021	380	449	316	1.20
Apr - 2021	376	457	340	1.11
Mar - 2021	380	396	281	1.35
Feb - 2021	314	335	240	1.31
Jan - 2021	328	241	243	1.35
Dec - 2020	379	235	312	1.21
Nov - 2020	376	282	330	1.14
Oct - 2020	427	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

# Keybox Activity Report



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

Keybox Accesses	May 20	May 21	Change
	7476	7663	2.5%

