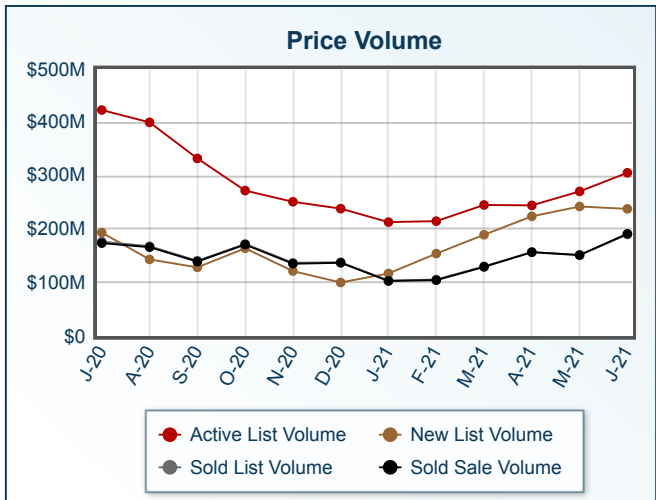
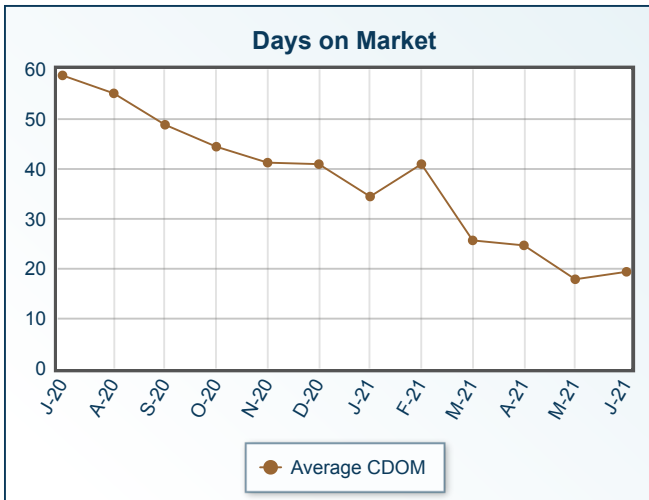
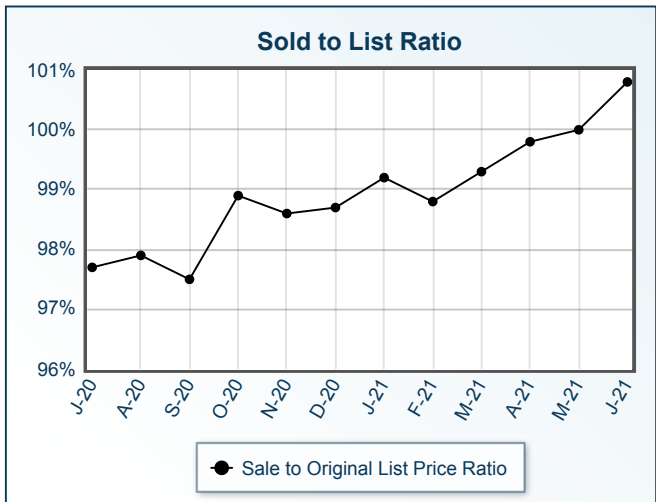
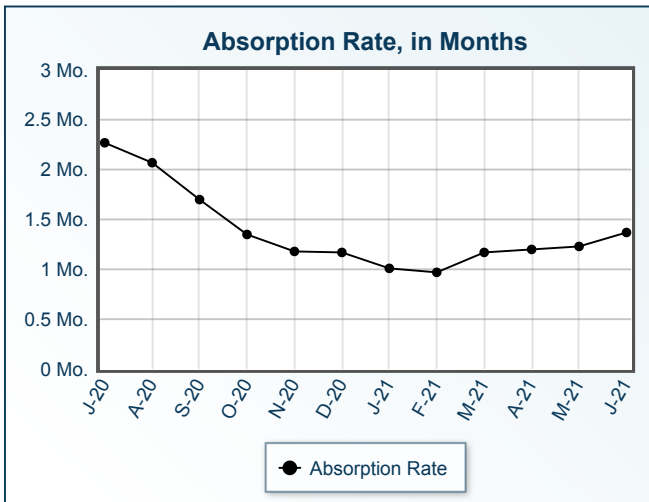
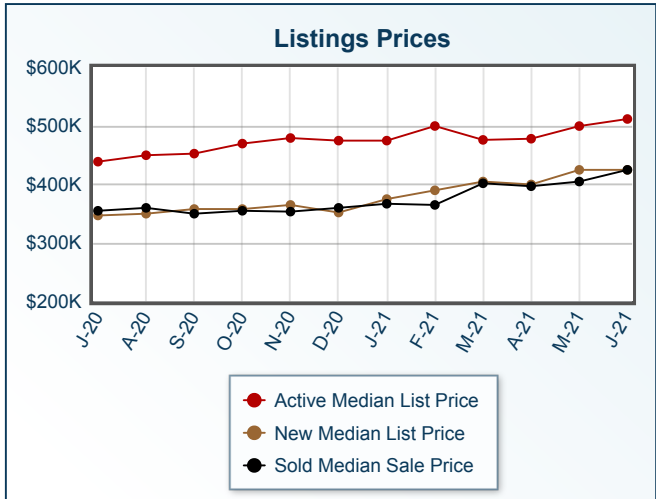
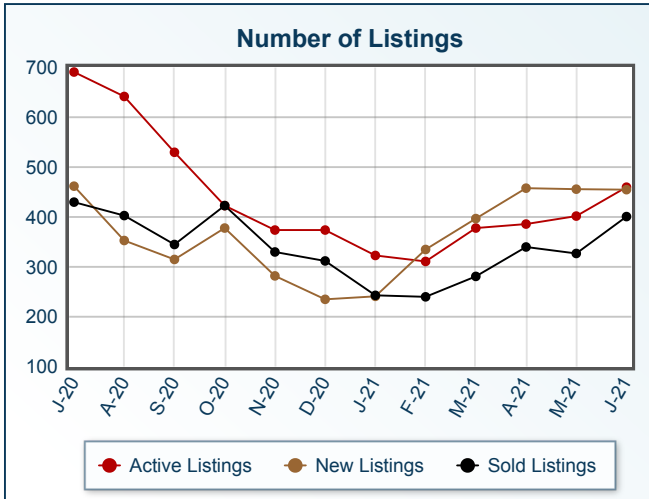


Market Summary

Jackson Co Residential, June 2021



Summary Statistics						
	Jun-21	Jun-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.37	2.48	-44.76	1.16	2.57	-54.86
Average List Price	\$665,345	\$596,665	11.51	\$518,434	\$468,204	10.73
Median List Price	\$512,000	\$439,000	16.63	\$419,700	\$360,000	16.58
Average Sale Price	\$477,991	\$388,936	22.90	\$457,138	\$367,164	24.50
Median Sale Price	\$425,000	\$340,000	25.00	\$398,500	\$325,000	22.62
Average CDOM	19	55	-65.45	N/A	67	N/A
Median CDOM	5	18	-72.22	5	22	-77.27

Sold Listings	This Month			Year to Date			Pending Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg		2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	1	-100.0	3	8		-62.5	0-99,999	0	3	-100.0	2
100,000-149,999	1	6	-83.3	21	29	-27.6	100,000-149,999	1	5	-80.0	18	29	-37.9
150,000-199,999	5	16	-68.7	37	79	-53.2	150,000-199,999	8	12	-33.3	33	90	-63.3
200,000-249,999	14	24	-41.7	87	197	-55.8	200,000-249,999	17	48	-64.6	95	222	-57.2
250,000-299,999	39	76	-48.7	214	310	-31.0	250,000-299,999	39	70	-44.3	261	351	-25.6
300,000-349,999	55	61	-9.8	288	305	-5.6	300,000-349,999	66	78	-15.4	306	357	-14.3
350,000-399,999	62	53	17.0	267	197	35.5	350,000-399,999	65	62	4.8	325	235	38.3
400,000-449,999	54	28	92.9	234	130	80.0	400,000-449,999	47	42	11.9	243	158	53.8
450,000-499,999	47	21	123.8	147	103	42.7	450,000-499,999	24	38	-36.8	164	133	23.3
500,000-549,999	17	19	-10.5	108	68	58.8	500,000-549,999	23	26	-11.5	103	78	32.1
550,000-599,999	22	13	69.2	98	49	100.0	550,000-599,999	25	17	47.1	122	73	67.1
600,000-649,999	16	4	300.0	72	27	166.7	600,000-649,999	11	5	120.0	71	31	129.0
650,000-699,999	15	7	114.3	61	22	177.3	650,000-699,999	10	9	11.1	69	34	102.9
700,000-749,999	15	4	275.0	41	11	272.7	700,000-749,999	4	7	-42.9	40	19	110.5
750,000-799,999	15	3	400.0	34	14	142.9	750,000-799,999	14	8	75.0	47	18	161.1
800,000-849,999	6	2	200.0	23	10	130.0	800,000-849,999	7	1	600.0	18	5	260.0
850,000-899,999	2	4	-50.0	17	8	112.5	850,000-899,999	3	5	-40.0	26	20	30.0
900,000-949,999	2	0	N/A	14	2	600.0	900,000-949,999	3	1	200.0	13	3	333.3
950,000-999,999	2	1	100.0	13	5	160.0	950,000-999,999	4	2	100.0	15	8	87.5
1,000,000-1,099,999	1	1	0.0	5	8	-37.5	1,000,000-1,099,999	2	2	0.0	10	6	66.7
1,100,000-1,199,999	5	2	150.0	14	5	180.0	1,100,000-1,199,999	3	1	200.0	11	8	37.5
1,200,000-1,299,999	1	1	0.0	11	5	120.0	1,200,000-1,299,999	2	2	0.0	14	6	133.3
1,300,000-1,399,999	1	0	N/A	5	0	N/A	1,300,000-1,399,999	2	0	N/A	11	2	450.0
1,400,000-1,499,999	0	0	0.0	3	0	N/A	1,400,000-1,499,999	0	0	0.0	3	1	200.0
1,500,000-1,599,999	1	0	N/A	4	0	N/A	1,500,000-1,599,999	1	1	0.0	4	2	100.0
1,600,000-1,699,999	0	0	0.0	2	1	100.0	1,600,000-1,699,999	0	0	0.0	3	1	200.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A	1,700,000-1,799,999	0	0	0.0	2	0	N/A
1,800,000-1,899,999	0	0	0.0	0	0	0.0	1,800,000-1,899,999	1	0	N/A	1	1	0.0
1,900,000-1,999,999	1	0	N/A	2	0	N/A	1,900,000-1,999,999	0	0	0.0	2	0	N/A
2,000,000-2,249,999	1	0	N/A	3	0	N/A	2,000,000-2,249,999	0	0	0.0	3	0	N/A
2,250,000-2,499,999	0	0	0.0	2	0	N/A	2,250,000-2,499,999	2	0	N/A	6	0	N/A
2,500,000-2,749,999	0	0	0.0	0	0	0.0	2,500,000-2,749,999	1	0	N/A	1	0	N/A
2,750,000-2,999,999	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	0	0	0.0	3,000,000-3,249,999	0	0	0.0	2	0	N/A
3,250,000-3,499,999	0	1	-100.0	0	1	-100.0	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	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0	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	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0	4,250,000-4,499,999	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	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	5,000,000+	0	0	0.0	0	0	0.0
Totals	401	348	15.2	1832	1594	14.9	Totals	385	445	-13.5	2045	1900	7.6

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	22		-86.4	0-99,999	0	2	-100.0	3
100,000-149,999	4	10	-60.0	26	46	-43.5	100,000-149,999	2	4	-50.0	18	28	-35.7
150,000-199,999	13	24	-45.8	45	146	-69.2	150,000-199,999	4	18	-77.8	36	104	-65.4
200,000-249,999	20	46	-56.5	123	307	-59.9	200,000-249,999	17	46	-63.0	108	221	-51.1
250,000-299,999	27	70	-61.4	305	462	-34.0	250,000-299,999	39	70	-44.3	276	382	-27.7
300,000-349,999	43	65	-33.8	347	487	-28.7	300,000-349,999	54	68	-20.6	313	375	-16.5
350,000-399,999	51	93	-45.2	403	382	5.5	350,000-399,999	78	45	73.3	374	276	35.5
400,000-449,999	33	82	-59.8	285	258	10.5	400,000-449,999	61	44	38.6	259	197	31.5
450,000-499,999	35	67	-47.8	214	219	-2.3	450,000-499,999	34	32	6.3	196	164	19.5
500,000-549,999	14	48	-70.8	127	144	-11.8	500,000-549,999	20	24	-16.7	114	107	6.5
550,000-599,999	32	32	0.0	165	123	34.1	550,000-599,999	38	15	153.3	143	85	68.2
600,000-649,999	17	30	-43.3	99	70	41.4	600,000-649,999	16	14	14.3	85	46	84.8
650,000-699,999	24	28	-14.3	100	88	13.6	650,000-699,999	16	9	77.8	77	57	35.1
700,000-749,999	11	18	-38.9	61	47	29.8	700,000-749,999	7	7	0.0	51	37	37.8
750,000-799,999	23	18	27.8	76	50	52.0	750,000-799,999	18	5	260.0	66	29	127.6
800,000-849,999	9	9	0.0	29	23	26.1	800,000-849,999	3	3	0.0	27	11	145.5
850,000-899,999	15	14	7.1	44	48	-8.3	850,000-899,999	8	7	14.3	30	28	7.1
900,000-949,999	9	6	50.0	23	10	130.0	900,000-949,999	4	2	100.0	17	7	142.9
950,000-999,999	12	13	-7.7	27	32	-15.6	950,000-999,999	8	4	100.0	22	17	29.4
1,000,000-1,099,999	10	11	-9.1	18	20	-10.0	1,000,000-1,099,999	3	3	0.0	15	12	25.0
1,100,000-1,199,999	10	10	0.0	24	21	14.3	1,100,000-1,199,999	1	0	N/A	19	13	46.2
1,200,000-1,299,999	12	14	-14.3	34	28	21.4	1,200,000-1,299,999	9	1	800.0	31	9	244.4
1,300,000-1,399,999	10	7	42.9	23	10	130.0	1,300,000-1,399,999	4	1	300.0	15	4	275.0
1,400,000-1,499,999	5	4	25.0	11	7	57.1	1,400,000-1,499,999	3	0	N/A	9	4	125.0
1,500,000-1,599,999	5	8	-37.5	10	14	-28.6	1,500,000-1,599,999	2	0	N/A	9	8	12.5
1,600,000-1,699,999	3	0	N/A	8	1	700.0	1,600,000-1,699,999	3	0	N/A	7	0	N/A
1,700,000-1,799,999	1	4	-75.0	3	5	-40.0	1,700,000-1,799,999	0	1	-100.0	0	3	-100.0
1,800,000-1,899,999	1	2	-50.0	1	4	-75.0	1,800,000-1,899,999	0	0	0.0	1	1	0.0
1,900,000-1,999,999	1	0	N/A	4	3	33.3	1,900,000-1,999,999	0	0	0.0	4	1	300.0
2,000,000-2,249,999	1	2	-50.0	5	4	25.0	2,000,000-2,249,999	0	1	-100.0	3	2	50.0
2,250,000-2,499,999	4	3	33.3	10	6	66.7	2,250,000-2,499,999	2	1	100.0	8	4	100.0
2,500,000-2,749,999	1	3	-66.7	3	6	-50.0	2,500,000-2,749,999	0	0	0.0	2	2	0.0
2,750,000-2,999,999	1	0	N/A	3	1	200.0	2,750,000-2,999,999	1	0	N/A	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	3	-100.0	1	3	-66.7	3,750,000-3,999,999	0	0	0.0	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	2	-50.0	1	7	-85.7	5,000,000+	0	0	0.0	0	0	0.0
Totals	460	758	-39.3	2668	3113	-14.3	Totals	455	427	6.6	2342	2250	4.1

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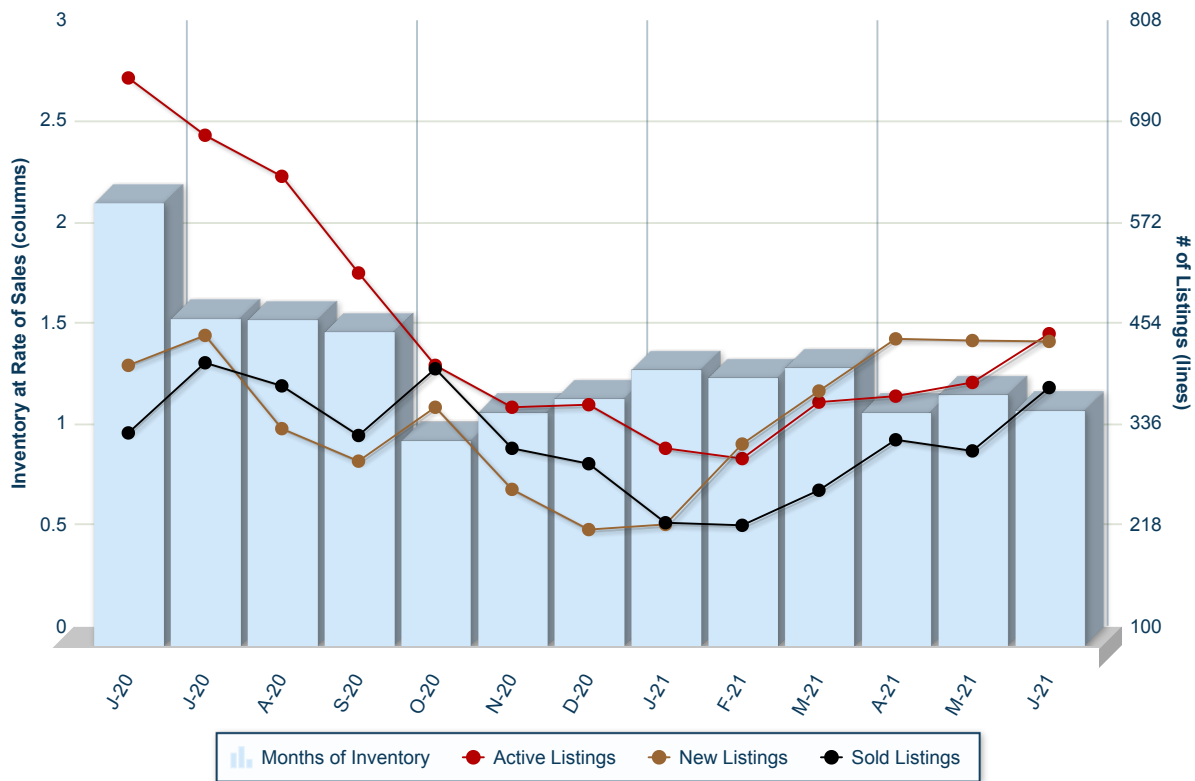
Jackson Co Year Over Year Comparison

Activity between 6/1/2021 and 6/30/2021

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	5	3	-40	0	2	+	0	1	+	0	1	+	0	1,175,000	+	0	1,175,000	+	0	1,175,000	+	0	97	+
Ashland	234	193	-17	65	73	+12	65	58	-10	31	55	+77	16,325,500	34,031,278	+108	526,629	618,750	+17	470,000	592,700	+26	96	100	+4
Central Point	118	94	-20	40	64	+60	49	47	-4	45	46	+2	16,080,520	21,363,490	+32	357,344	464,423	+29	325,000	401,000	+23	98	99	+1
Eagle Point	106	76	-28	41	42	+2	37	25	-32	26	30	+15	9,838,399	15,995,185	+62	378,399	533,172	+40	369,500	459,500	+24	97	100	+3
Gold Hill	39	23	-41	8	13	+62	7	11	+57	7	11	+57	3,643,000	5,805,000	+59	520,428	527,727	+1	599,000	492,000	-	97	101	+4
Jacksonville	66	43	-34	23	17	-26	23	13	-43	22	17	-22	13,303,000	10,131,000	-23	604,681	595,941	-1	510,000	480,000	-	96	100	+4
Medford	409	303	-25	169	169	0	181	171	-5	147	173	+17	49,144,104	76,501,929	+55	334,313	442,207	+32	315,000	405,000	+28	98	100	+2
Phoenix	22	12	-45	13	11	-15	7	9	+28	10	2	-80	2,999,675	484,500	-83	299,967	242,250	-19	293,700	242,250	-	99	97	-2
Rogue River	39	30	-23	11	17	+54	14	8	-42	15	12	-20	6,640,972	5,053,000	-23	442,731	421,083	-4	437,500	400,000	-	97	100	+3
Shady Cove	23	23	0	8	8	0	7	12	+71	9	7	-22	2,848,800	2,277,000	-20	316,533	325,285	+2	300,000	334,000	+11	98	102	+4
Talent	52	19	-63	12	14	+16	15	8	-46	9	11	+22	3,173,188	7,229,900	+127	352,576	657,263	+86	290,000	565,000	+94	98	103	+5
White City	48	22	-54	29	12	-58	28	13	-53	21	28	+33	9,419,300	8,561,500	-9	448,538	305,767	-31	269,900	307,500	+13	91	101	+10
Totals	1161	841	-28	419	442	+5	433	376	-13	342	393	+15	133,416,458	188,608,783	+41	390,107	479,921	+23	340,000	425,000	+25	98	101	+3
Grand Totals	1,161	841	-28	419	442	+5	433	376	-13	342	393	+15	133,416,458	188,608,783	+41	390,107	479,921	+23	340,000	425,000	+25	98	101	+3

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Jackson Co Inventory June 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Jun - 2021	464	455	401	1.16
May - 2021	407	456	327	1.24
Apr - 2021	391	458	340	1.15
Mar - 2021	384	397	281	1.37
Feb - 2021	318	335	240	1.33
Jan - 2021	330	241	243	1.36
Dec - 2020	381	235	312	1.22
Nov - 2020	378	282	330	1.15
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

Keybox Activity Report



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

Keybox Accesses	Jun 20	Jun 21	Change
	8856	7149	-19.3%

