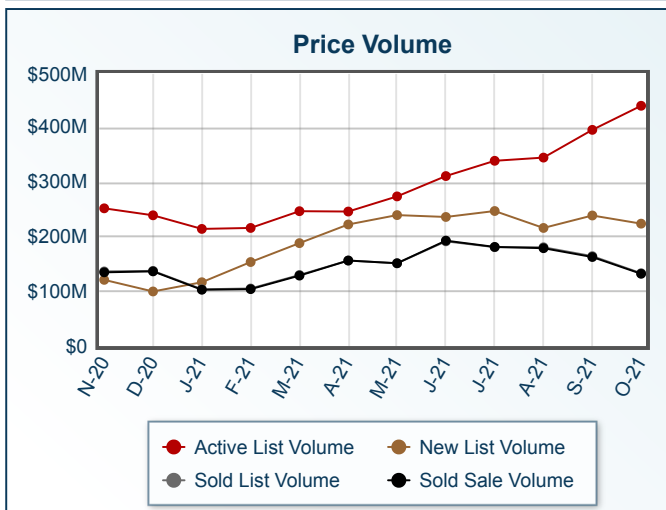
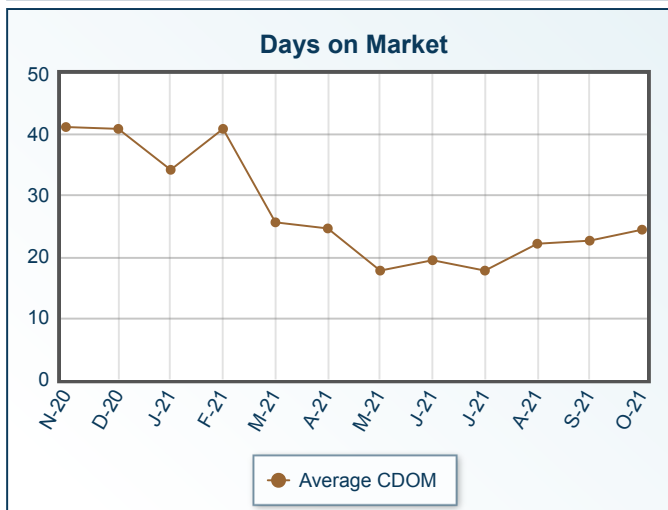
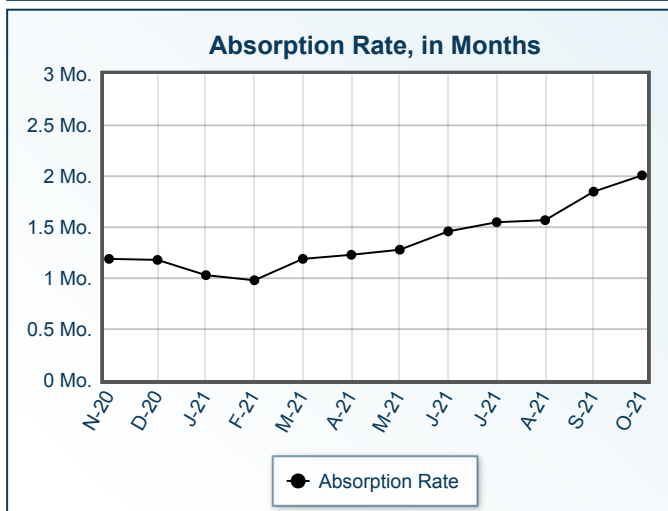
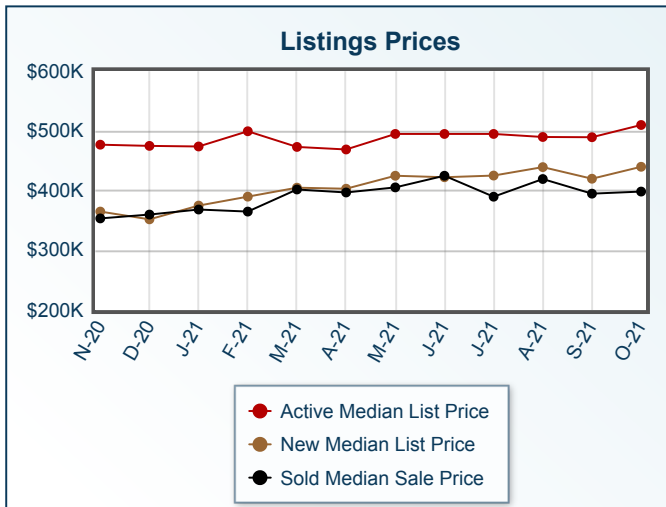
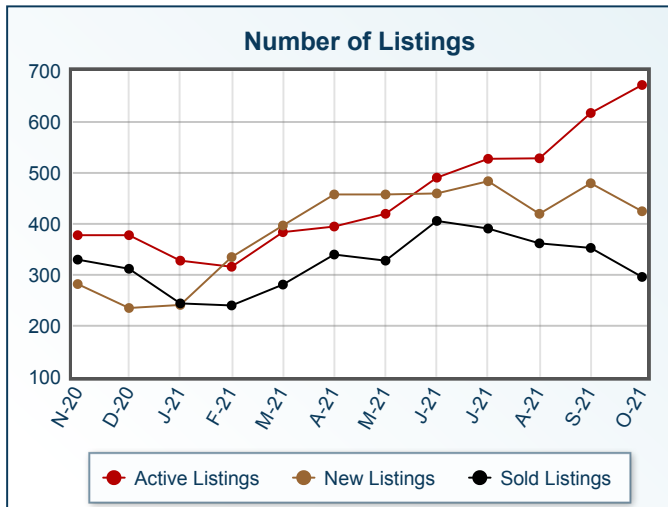


# Market Summary

Jackson Co Residential, October 2021



Summary Statistics						
	Oct-21	Oct-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	2.01	1.36	47.79	1.42	2.28	-37.72
Average List Price	\$655,849	\$643,343	1.94	\$514,529	\$451,850	13.87
Median List Price	\$510,000	\$469,900	8.53	\$425,000	\$359,000	18.38
Average Sale Price	\$448,568	\$405,141	10.72	\$462,373	\$387,022	19.47
Median Sale Price	\$398,500	\$355,000	12.25	\$400,000	\$340,000	17.65
Average CDOM	24	44	-45.45	N/A	59	N/A
Median CDOM	9	11	-18.18	12	17	-29.41

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	1	2	-50.0	5	18
100,000-149,999	4	5	-20.0	28	53	-47.2
150,000-199,999	6	12	-50.0	61	134	-54.5
200,000-249,999	8	41	-80.5	144	344	-58.1
250,000-299,999	32	69	-53.6	360	575	-37.4
300,000-349,999	50	76	-34.2	512	576	-11.1
350,000-399,999	50	63	-20.6	506	406	24.6
400,000-449,999	39	48	-18.7	413	310	33.2
450,000-499,999	30	30	0.0	270	207	30.4
500,000-549,999	16	14	14.3	199	148	34.5
550,000-599,999	13	16	-18.7	160	119	34.5
600,000-649,999	13	7	85.7	130	58	124.1
650,000-699,999	7	17	-58.8	99	64	54.7
700,000-749,999	7	5	40.0	72	38	89.5
750,000-799,999	5	4	25.0	61	34	79.4
800,000-849,999	0	2	-100.0	37	20	85.0
850,000-899,999	5	2	150.0	34	18	88.9
900,000-949,999	2	3	-33.3	23	13	76.9
950,000-999,999	2	2	0.0	21	13	61.5
1,000,000-1,099,999	0	0	0.0	14	13	7.7
1,100,000-1,199,999	1	0	N/A	20	14	42.9
1,200,000-1,299,999	0	0	0.0	19	5	280.0
1,300,000-1,399,999	3	1	200.0	17	1	1600.0
1,400,000-1,499,999	0	0	0.0	5	5	0.0
1,500,000-1,599,999	1	0	N/A	7	0	N/A
1,600,000-1,699,999	0	0	0.0	3	1	200.0
1,700,000-1,799,999	0	1	-100.0	3	2	50.0
1,800,000-1,899,999	0	0	0.0	0	1	-100.0
1,900,000-1,999,999	0	0	0.0	4	0	N/A
2,000,000-2,249,999	0	1	-100.0	7	1	600.0
2,250,000-2,499,999	0	2	-100.0	2	3	-33.3
2,500,000-2,749,999	1	0	N/A	3	1	200.0
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
3,250,000-3,499,999	0	0	0.0	0	1	-100.0
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	296	423	-30.0	3241	3196	1.4

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	3	-100.0	5	15
100,000-149,999	1	7	-85.7	23	56	-58.9
150,000-199,999	8	9	-11.1	58	145	-60.0
200,000-249,999	17	37	-54.1	141	366	-61.5
250,000-299,999	33	67	-50.7	383	612	-37.4
300,000-349,999	54	59	-8.5	516	603	-14.4
350,000-399,999	65	50	30.0	564	441	27.9
400,000-449,999	50	38	31.6	424	318	33.3
450,000-499,999	43	23	87.0	320	249	28.5
500,000-549,999	24	11	118.2	188	145	29.7
550,000-599,999	22	15	46.7	200	141	41.8
600,000-649,999	13	15	-13.3	115	75	53.3
650,000-699,999	14	14	0.0	115	80	43.8
700,000-749,999	10	1	900.0	68	37	83.8
750,000-799,999	9	5	80.0	79	38	107.9
800,000-849,999	2	2	0.0	30	12	150.0
850,000-899,999	6	6	0.0	49	36	36.1
900,000-949,999	1	1	0.0	18	7	157.1
950,000-999,999	0	1	-100.0	19	21	-9.5
1,000,000-1,099,999	0	2	-100.0	13	12	8.3
1,100,000-1,199,999	2	1	100.0	17	15	13.3
1,200,000-1,299,999	4	2	100.0	22	12	83.3
1,300,000-1,399,999	4	0	N/A	21	4	425.0
1,400,000-1,499,999	1	0	N/A	7	4	75.0
1,500,000-1,599,999	2	1	100.0	8	4	100.0
1,600,000-1,699,999	0	0	0.0	6	2	200.0
1,700,000-1,799,999	1	0	N/A	3	1	200.0
1,800,000-1,899,999	0	0	0.0	1	2	-50.0
1,900,000-1,999,999	0	0	0.0	2	0	N/A
2,000,000-2,249,999	0	1	-100.0	3	1	200.0
2,250,000-2,499,999	0	2	-100.0	8	5	60.0
2,500,000-2,749,999	0	0	0.0	1	1	0.0
2,750,000-2,999,999	0	0	0.0	2	0	N/A
3,000,000-3,249,999	0	0	0.0	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	1	-100.0
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	386	373	3.5	3431	3462	-0.9

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	1	-100.0	6	27		-77.8	0-99,999	0	1	-100.0	6
100,000-149,999	10	14	-28.6	37	79	-53.2	100,000-149,999	1	7	-85.7	28	61	-54.1
150,000-199,999	11	19	-42.1	74	202	-63.4	150,000-199,999	4	14	-71.4	65	160	-59.4
200,000-249,999	19	20	-5.0	175	442	-60.4	200,000-249,999	16	33	-51.5	160	356	-55.1
250,000-299,999	31	49	-36.7	442	715	-38.2	250,000-299,999	38	68	-44.1	413	635	-35.0
300,000-349,999	56	38	47.4	589	746	-21.0	300,000-349,999	41	54	-24.1	553	634	-12.8
350,000-399,999	88	31	183.9	703	571	23.1	350,000-399,999	71	50	42.0	674	465	44.9
400,000-449,999	57	28	103.6	502	395	27.1	400,000-449,999	43	32	34.4	476	334	42.5
450,000-499,999	58	28	107.1	426	322	32.3	450,000-499,999	50	20	150.0	408	267	52.8
500,000-549,999	42	22	90.9	245	209	17.2	500,000-549,999	29	20	45.0	232	172	34.9
550,000-599,999	44	22	100.0	275	197	39.6	550,000-599,999	28	20	40.0	252	159	58.5
600,000-649,999	28	22	27.3	164	108	51.9	600,000-649,999	13	10	30.0	150	84	78.6
650,000-699,999	35	23	52.2	169	134	26.1	650,000-699,999	20	13	53.8	146	103	41.7
700,000-749,999	18	10	80.0	100	69	44.9	700,000-749,999	12	9	33.3	89	59	50.8
750,000-799,999	33	13	153.8	127	72	76.4	750,000-799,999	17	7	142.9	117	51	129.4
800,000-849,999	13	3	333.3	49	27	81.5	800,000-849,999	2	3	-33.3	47	15	213.3
850,000-899,999	26	16	62.5	89	61	45.9	850,000-899,999	11	4	175.0	76	41	85.4
900,000-949,999	7	6	16.7	31	16	93.8	900,000-949,999	5	1	400.0	27	13	107.7
950,000-999,999	15	12	25.0	41	45	-8.9	950,000-999,999	3	1	200.0	34	30	13.3
1,000,000-1,099,999	5	4	25.0	21	24	-12.5	1,000,000-1,099,999	0	3	-100.0	18	16	12.5
1,100,000-1,199,999	18	6	200.0	42	28	50.0	1,100,000-1,199,999	3	1	200.0	37	20	85.0
1,200,000-1,299,999	9	8	12.5	42	34	23.5	1,200,000-1,299,999	3	3	0.0	39	15	160.0
1,300,000-1,399,999	12	6	100.0	39	14	178.6	1,300,000-1,399,999	4	0	N/A	31	8	287.5
1,400,000-1,499,999	9	2	350.0	18	9	100.0	1,400,000-1,499,999	3	0	N/A	16	6	166.7
1,500,000-1,599,999	4	3	33.3	15	14	7.1	1,500,000-1,599,999	2	0	N/A	15	9	66.7
1,600,000-1,699,999	1	2	-50.0	7	4	75.0	1,600,000-1,699,999	0	0	0.0	5	2	150.0
1,700,000-1,799,999	4	3	33.3	7	6	16.7	1,700,000-1,799,999	1	1	0.0	4	4	0.0
1,800,000-1,899,999	0	0	0.0	1	5	-80.0	1,800,000-1,899,999	0	0	0.0	1	2	-50.0
1,900,000-1,999,999	5	0	N/A	9	3	200.0	1,900,000-1,999,999	1	0	N/A	9	1	800.0
2,000,000-2,249,999	4	3	33.3	9	5	80.0	2,000,000-2,249,999	2	1	100.0	7	3	133.3
2,250,000-2,499,999	1	0	N/A	12	10	20.0	2,250,000-2,499,999	0	1	-100.0	10	8	25.0
2,500,000-2,749,999	3	1	200.0	5	6	-16.7	2,500,000-2,749,999	1	0	N/A	3	2	50.0
2,750,000-2,999,999	1	0	N/A	3	1	200.0	2,750,000-2,999,999	0	0	0.0	3	0	N/A
3,000,000-3,249,999	0	3	-100.0	3	5	-40.0	3,000,000-3,249,999	0	0	0.0	0	3	-100.0
3,250,000-3,499,999	1	0	N/A	1	0	N/A	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	1	-100.0	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	2	3	-33.3	3	4	-25.0	3,750,000-3,999,999	1	1	0.0	2	3	-33.3
4,000,000-4,249,999	1	0	N/A	2	1	100.0	4,000,000-4,249,999	0	0	0.0	2	0	N/A
4,250,000-4,499,999	0	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+	2	2	0.0	2	7	-71.4	5,000,000+	0	0	0.0	1	0	N/A
Totals	673	425	58.4	4488	4621	-2.9	Totals	425	378	12.4	4158	3758	10.6

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# Jackson Co Year Over Year Comparison

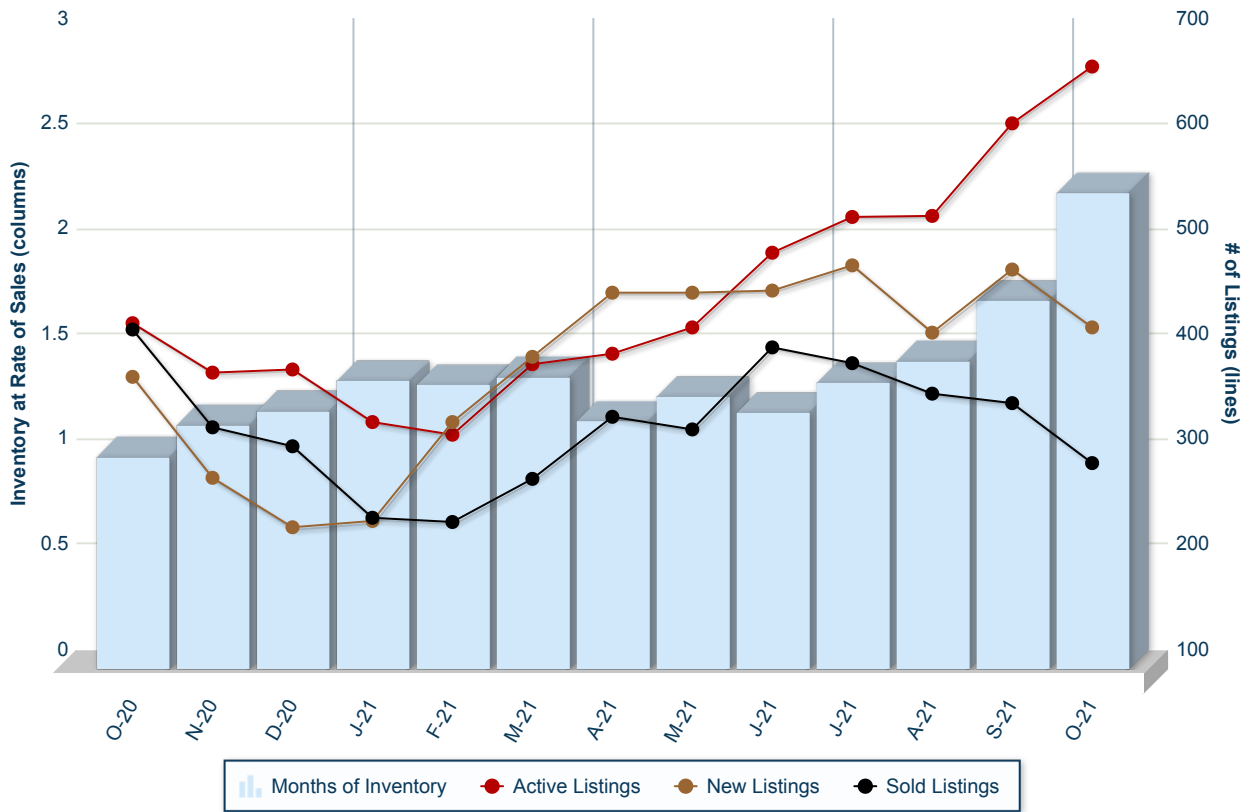
Activity between 10/1/2021 and 10/31/2021

## 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	6	+20	2	1	-50	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ashland	158	200	+26	63	57	-9	52	57	+9	59	37	-37	30,326,918	22,410,633	-26	514,015	605,692	+17	440,000	580,000	+31	98	98	0
Central Point	71	107	+50	41	46	+12	34	46	+35	66	41	-37	23,222,351	17,359,063	-25	351,853	423,391	+20	320,000	371,000	+15	100	100	0
Eagle Point	68	109	+60	31	39	+25	29	41	+41	39	31	-20	14,182,179	13,304,500	-6	363,645	429,177	+18	363,000	415,000	+14	99	98	-1
Gold Hill	31	29	-6	7	9	+28	11	12	+9	9	9	0	4,100,000	4,776,000	+16	455,555	530,666	+16	425,000	525,000	+23	97	97	0
Jacksonville	37	45	+21	14	21	+50	12	10	-16	11	9	-18	5,848,400	5,281,800	-9	531,672	586,866	+10	440,000	641,000	+45	99	99	0
Medford	298	396	+32	152	181	+19	152	165	+8	161	118	-26	60,056,413	50,016,625	-16	373,021	423,869	+13	345,000	378,000	+9	99	100	+1
Phoenix	7	13	+85	4	5	+25	3	5	+66	6	9	+50	1,824,800	4,213,990	+130	304,133	468,221	+53	298,750	398,000	+33	101	98	-2
Rogue River	31	40	+29	12	16	+33	15	11	-26	17	4	-76	7,504,400	1,640,000	-78	441,435	410,000	-7	410,000	425,000	+3	98	97	-1
Shady Cove	23	31	+34	8	8	0	12	4	-66	7	6	-14	3,952,000	2,564,500	-35	564,571	427,416	-24	355,000	389,000	+9	99	96	-3
Talent	24	38	+58	9	19	+111	18	13	-27	23	8	-65	9,585,830	4,016,808	-58	416,775	502,101	+20	364,000	534,950	+46	97	96	-1
White City	46	30	-34	29	13	-55	27	13	-51	21	16	-23	7,093,300	4,673,650	-34	337,776	292,103	-13	292,000	289,950	-	99	99	0
<b>Totals</b>	<b>799</b>	<b>1044</b>	<b>+31</b>	<b>372</b>	<b>415</b>	<b>+12</b>	<b>367</b>	<b>379</b>	<b>+3</b>	<b>419</b>	<b>288</b>	<b>-31</b>	<b>167,696,591</b>	<b>130,257,569</b>	<b>-22</b>	<b>400,231</b>	<b>452,283</b>	<b>+13</b>	<b>354,900</b>	<b>399,000</b>	<b>+12</b>	<b>99</b>	<b>99</b>	<b>0</b>
<b>Grand Totals</b>	<b>799</b>	<b>1,044</b>	<b>+31</b>	<b>372</b>	<b>415</b>	<b>+12</b>	<b>367</b>	<b>379</b>	<b>+3</b>	<b>419</b>	<b>288</b>	<b>-31</b>	<b>167,696,591</b>	<b>130,257,569</b>	<b>-22</b>	<b>400,231</b>	<b>452,283</b>	<b>+13</b>	<b>354,900</b>	<b>399,000</b>	<b>+12</b>	<b>99</b>	<b>99</b>	<b>0</b>

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# Jackson Co Inventory October 2020 - 21



	Active Listings	New Listings	Sold Listings	Months Inventory
Oct - 2021	673	425	296	2.27
Sep - 2021	619	480	353	1.75
Aug - 2021	531	420	362	1.47
Jul - 2021	530	484	391	1.36
Jun - 2021	496	460	406	1.22
May - 2021	425	458	328	1.30
Apr - 2021	400	458	340	1.18
Mar - 2021	390	397	281	1.39
Feb - 2021	323	335	240	1.35
Jan - 2021	335	241	244	1.37
Dec - 2020	385	235	312	1.23
Nov - 2020	382	282	330	1.16
Oct - 2020	429	378	423	1.01

# Keybox Activity Report



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

Keybox Accesses	Oct 20	Oct 21	Change
	7568	7771	2.7%

