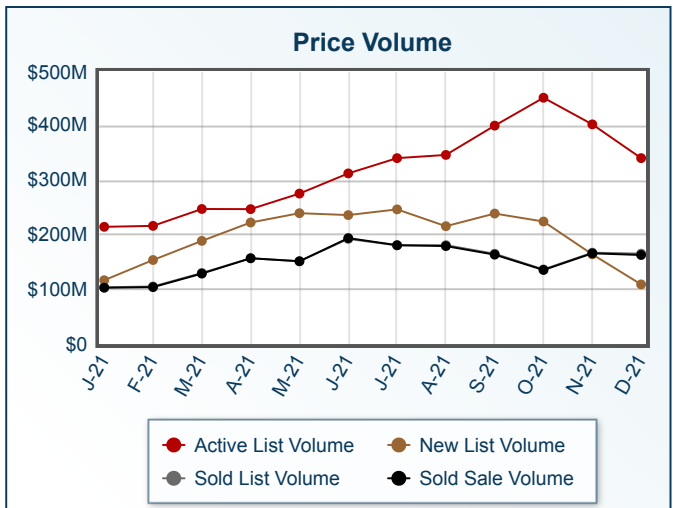
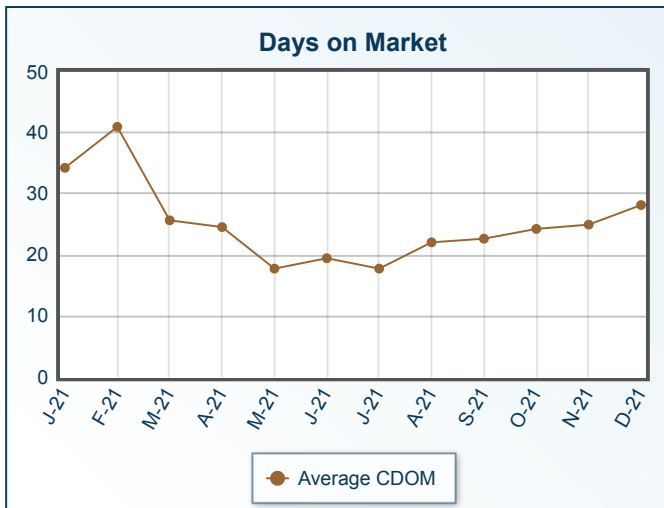
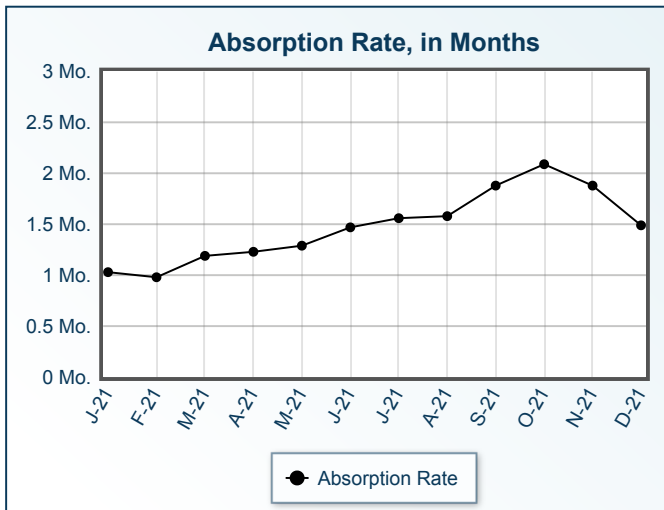
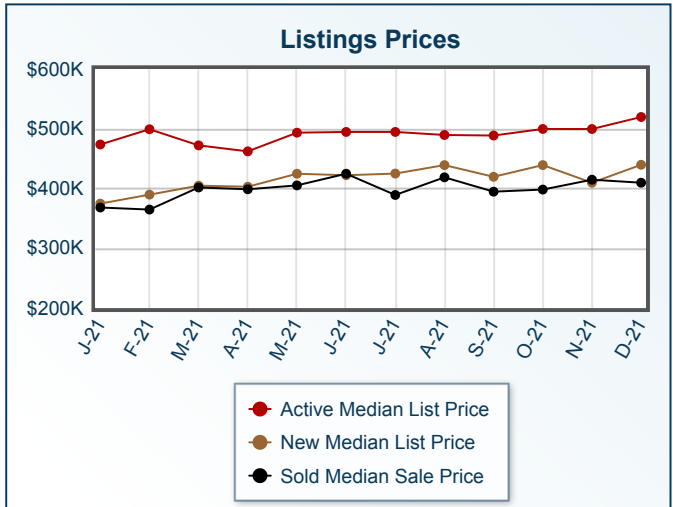
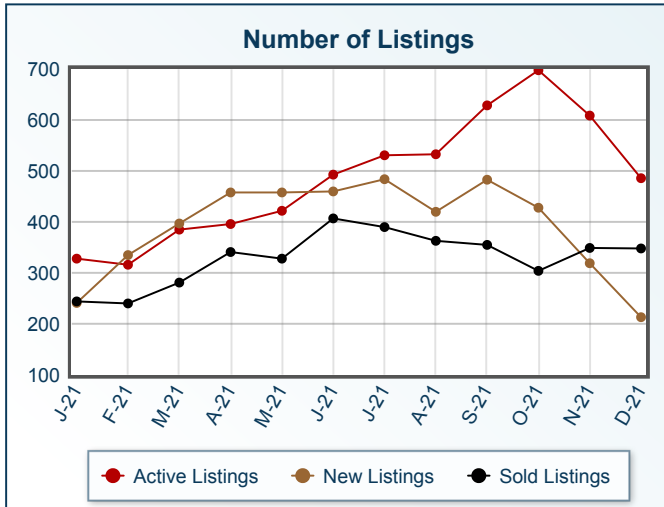


Market Summary

Jackson Co Residential, December 2021



Summary Statistics						
	Dec-21	Dec-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.49	1.18	26.27	1.47	2.1	-30.00
Average List Price	\$702,828	\$635,739	10.55	\$513,908	\$449,597	14.30
Median List Price	\$520,000	\$475,000	9.47	\$420,000	\$359,250	16.91
Average Sale Price	\$470,180	\$439,678	6.94	\$464,328	\$393,328	18.05
Median Sale Price	\$410,000	\$360,000	13.89	\$400,000	\$342,200	16.89
Average CDOM	28	40	-30.00	N/A	N/A	N/A
Median CDOM	12	7	71.43	8	15	-46.67

Sold Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	0	0.0	5	20
100,000-149,999	1	3	-66.7	30	60	-50.0
150,000-199,999	9	9	0.0	73	151	-51.7
200,000-249,999	12	27	-55.6	172	402	-57.2
250,000-299,999	22	54	-59.3	412	683	-39.7
300,000-349,999	58	48	20.8	627	682	-8.1
350,000-399,999	51	35	45.7	610	490	24.5
400,000-449,999	44	32	37.5	507	378	34.1
450,000-499,999	32	17	88.2	340	244	39.3
500,000-549,999	33	22	50.0	251	187	34.2
550,000-599,999	18	8	125.0	209	138	51.4
600,000-649,999	19	17	11.8	164	89	84.3
650,000-699,999	15	9	66.7	122	78	56.4
700,000-749,999	7	5	40.0	86	43	100.0
750,000-799,999	6	6	0.0	78	43	81.4
800,000-849,999	4	4	0.0	46	27	70.4
850,000-899,999	5	1	400.0	41	22	86.4
900,000-949,999	3	2	50.0	27	18	50.0
950,000-999,999	0	3	-100.0	23	17	35.3
1,000,000-1,099,999	2	7	-71.4	16	22	-27.3
1,100,000-1,199,999	2	0	N/A	25	16	56.3
1,200,000-1,299,999	0	0	0.0	21	7	200.0
1,300,000-1,399,999	3	0	N/A	22	2	1000.0
1,400,000-1,499,999	0	1	-100.0	7	6	16.7
1,500,000-1,599,999	0	0	0.0	8	0	N/A
1,600,000-1,699,999	1	0	N/A	5	1	400.0
1,700,000-1,799,999	1	0	N/A	4	2	100.0
1,800,000-1,899,999	0	0	0.0	0	1	-100.0
1,900,000-1,999,999	0	1	-100.0	4	1	300.0
2,000,000-2,249,999	0	1	-100.0	7	2	250.0
2,250,000-2,499,999	0	0	0.0	3	3	0.0
2,500,000-2,749,999	0	1	-100.0	3	2	50.0
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	1	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	348	313	11.2	3950	3839	2.9

Pending Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	0	0.0	5	16
100,000-149,999	3	2	50.0	26	61	-57.4
150,000-199,999	5	10	-50.0	69	164	-57.9
200,000-249,999	6	16	-62.5	154	412	-62.6
250,000-299,999	27	50	-46.0	432	704	-38.6
300,000-349,999	38	35	8.6	603	686	-12.1
350,000-399,999	50	31	61.3	665	513	29.6
400,000-449,999	38	22	72.7	497	360	38.1
450,000-499,999	26	22	18.2	370	289	28.0
500,000-549,999	20	16	25.0	230	179	28.5
550,000-599,999	12	14	-14.3	227	163	39.3
600,000-649,999	10	4	150.0	142	87	63.2
650,000-699,999	11	10	10.0	139	97	43.3
700,000-749,999	7	2	250.0	79	46	71.7
750,000-799,999	9	1	800.0	95	45	111.1
800,000-849,999	4	1	300.0	37	15	146.7
850,000-899,999	3	3	0.0	59	45	31.1
900,000-949,999	0	2	-100.0	22	9	144.4
950,000-999,999	2	3	-33.3	22	27	-18.5
1,000,000-1,099,999	0	2	-100.0	13	16	-18.7
1,100,000-1,199,999	0	1	-100.0	18	16	12.5
1,200,000-1,299,999	1	4	-75.0	25	16	56.3
1,300,000-1,399,999	3	1	200.0	26	5	420.0
1,400,000-1,499,999	1	0	N/A	9	5	80.0
1,500,000-1,599,999	0	0	0.0	9	5	80.0
1,600,000-1,699,999	0	0	0.0	6	2	200.0
1,700,000-1,799,999	2	0	N/A	5	1	400.0
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	0	0.0	3	2	50.0
2,250,000-2,499,999	0	0	0.0	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	2	-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	278	252	10.3	4003	3997	0.2

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	1	0	N/A	7	28		-75.0	0-99,999	0	0	0.0	7
100,000-149,999	3	9	-66.7	39	83	-53.0	100,000-149,999	0	3	-100.0	30	65	-53.8
150,000-199,999	6	12	-50.0	84	212	-60.4	150,000-199,999	3	3	0.0	75	170	-55.9
200,000-249,999	12	19	-36.8	189	487	-61.2	200,000-249,999	4	16	-75.0	174	401	-56.6
250,000-299,999	24	39	-38.5	484	806	-40.0	250,000-299,999	14	50	-72.0	455	726	-37.3
300,000-349,999	38	40	-5.0	669	834	-19.8	300,000-349,999	26	39	-33.3	633	722	-12.3
350,000-399,999	62	31	100.0	793	645	22.9	350,000-399,999	39	30	30.0	764	539	41.7
400,000-449,999	49	28	75.0	577	445	29.7	400,000-449,999	23	26	-11.5	552	384	43.8
450,000-499,999	40	23	73.9	476	359	32.6	450,000-499,999	25	12	108.3	458	304	50.7
500,000-549,999	34	18	88.9	278	232	19.8	500,000-549,999	14	12	16.7	265	195	35.9
550,000-599,999	32	29	10.3	311	215	44.7	550,000-599,999	17	7	142.9	288	177	62.7
600,000-649,999	13	12	8.3	182	122	49.2	600,000-649,999	7	7	0.0	168	98	71.4
650,000-699,999	18	25	-28.0	189	154	22.7	650,000-699,999	12	9	33.3	166	123	35.0
700,000-749,999	15	11	36.4	108	74	45.9	700,000-749,999	6	3	100.0	97	64	51.6
750,000-799,999	17	11	54.5	138	79	74.7	750,000-799,999	3	3	0.0	128	58	120.7
800,000-849,999	16	2	700.0	57	29	96.6	800,000-849,999	1	1	0.0	55	17	223.5
850,000-899,999	17	14	21.4	94	69	36.2	850,000-899,999	4	6	-33.3	81	49	65.3
900,000-949,999	2	3	-33.3	31	19	63.2	900,000-949,999	1	2	-50.0	27	16	68.8
950,000-999,999	11	7	57.1	42	47	-10.6	950,000-999,999	2	1	100.0	35	32	9.4
1,000,000-1,099,999	6	5	20.0	24	26	-7.7	1,000,000-1,099,999	2	0	N/A	21	18	16.7
1,100,000-1,199,999	11	6	83.3	45	29	55.2	1,100,000-1,199,999	1	1	0.0	40	21	90.5
1,200,000-1,299,999	9	7	28.6	49	37	32.4	1,200,000-1,299,999	4	1	300.0	47	18	161.1
1,300,000-1,399,999	13	8	62.5	47	19	147.4	1,300,000-1,399,999	2	2	0.0	38	13	192.3
1,400,000-1,499,999	10	2	400.0	25	10	150.0	1,400,000-1,499,999	1	0	N/A	23	7	228.6
1,500,000-1,599,999	1	0	N/A	14	14	0.0	1,500,000-1,599,999	0	0	0.0	14	9	55.6
1,600,000-1,699,999	2	2	0.0	8	4	100.0	1,600,000-1,699,999	0	0	0.0	6	2	200.0
1,700,000-1,799,999	3	3	0.0	8	6	33.3	1,700,000-1,799,999	1	0	N/A	5	4	25.0
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	6	0	N/A	9	3	200.0	1,900,000-1,999,999	0	0	0.0	9	1	800.0
2,000,000-2,249,999	3	2	50.0	9	6	50.0	2,000,000-2,249,999	0	0	0.0	7	4	75.0
2,250,000-2,499,999	2	1	100.0	14	11	27.3	2,250,000-2,499,999	0	1	-100.0	12	9	33.3
2,500,000-2,749,999	2	2	0.0	5	7	-28.6	2,500,000-2,749,999	1	0	N/A	3	3	0.0
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	2	0	N/A	2	0	N/A	3,250,000-3,499,999	0	0	0.0	2	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	1	100.0	3	4	-25.0	3,750,000-3,999,999	0	0	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	1	100.0	3	7	-57.1	5,000,000+	0	0	0.0	2	0	N/A
Totals	486	378	28.6	5025	5138	-2.2	Totals	213	235	-9.4	4696	4275	9.8

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Jackson Co Year Over Year Comparison

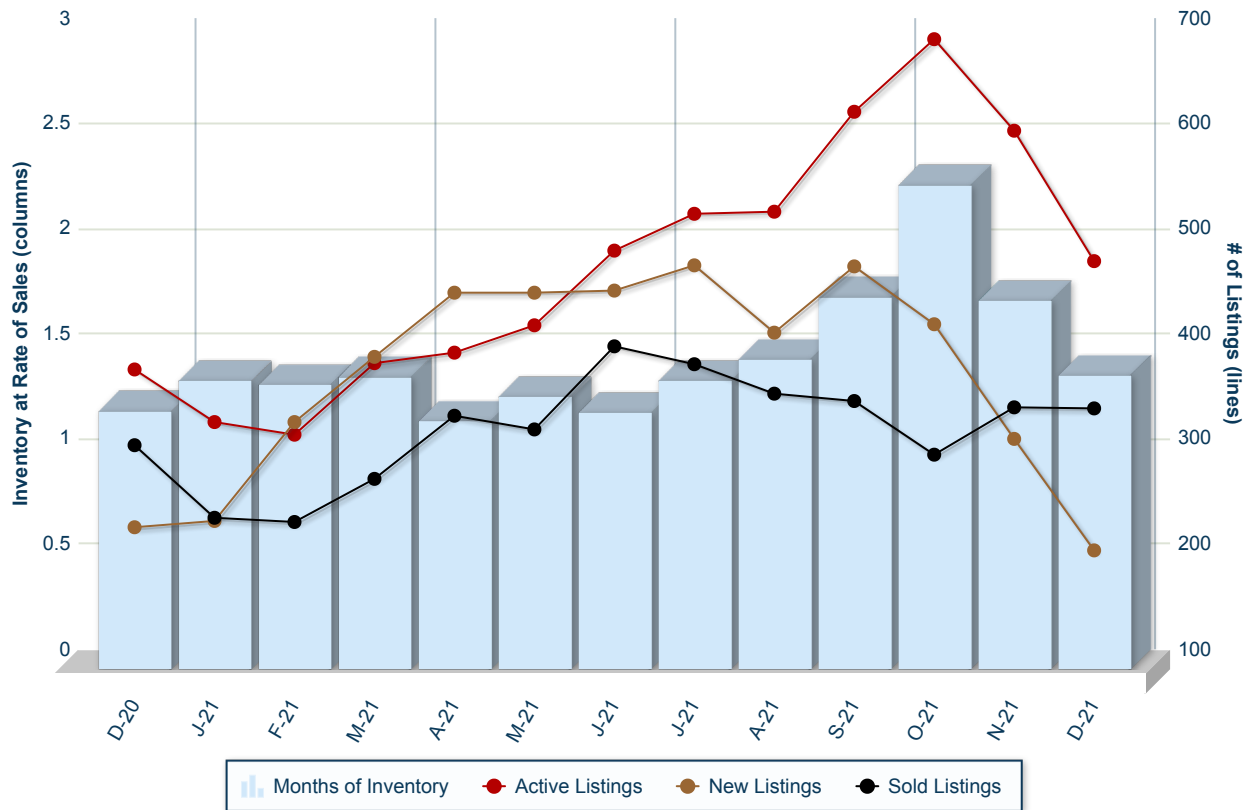
Activity between 12/1/2021 and 12/31/2021

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	4	6	+50	1	1	0	1	1	0	2	1	-50	1,107,000	350,000	-68	553,500	350,000	-36	553,500	350,000	-	92	93	+1
Ashland	100	120	+20	22	23	+4	21	33	+57	40	52	+30	24,814,500	30,159,162	+21	620,362	579,983	-6	520,000	543,250	+4	99	97	-2
Central Point	59	73	+23	22	32	+45	28	29	+3	33	37	+12	13,914,700	15,230,571	+9	421,657	411,637	-2	365,000	356,000	-	100	99	-1
Eagle Point	45	82	+82	18	29	+61	18	29	+61	24	26	+8	9,427,900	11,626,605	+23	392,829	447,177	+13	375,000	408,250	+8	99	99	0
Gold Hill	18	17	-5	4	3	-25	7	5	-28	6	13	+116	6,147,500	5,868,150	-4	1,024,583	451,396	-55	581,250	475,000	-	98	97	-1
Jacksonville	35	41	+17	9	6	-33	7	8	+14	8	9	+12	5,655,000	5,749,000	+1	706,875	638,777	-9	712,000	480,000	-	99	95	-4
Medford	246	278	+13	120	94	-21	125	134	+7	141	153	+8	54,164,783	67,139,087	+23	384,147	438,817	+14	350,000	395,000	+12	99	99	0
Phoenix	7	6	-14	5	0	-	4	2	-50	2	4	+100	744,000	1,624,800	+118	372,000	406,200	+9	372,000	417,450	+12	101	100	-0
Rogue River	22	32	+45	8	4	-50	10	10	0	13	12	-7	5,199,000	7,691,000	+47	399,923	640,916	+60	325,000	570,000	+75	96	98	+2
Shady Cove	10	15	+50	3	1	-66	3	3	0	5	8	+60	2,125,800	2,954,485	+38	425,160	369,310	-13	300,000	363,750	+21	99	99	0
Talent	14	24	+71	6	7	+16	5	6	+20	7	12	+71	3,937,000	5,911,399	+50	562,428	492,616	-12	469,000	502,250	+7	95	99	+4
White City	29	24	-17	13	9	-30	15	14	-6	25	10	-60	7,066,900	3,898,900	-44	282,676	389,890	+37	277,500	340,000	+22	100	99	-1
Totals	589	718	+22	231	209	-10	244	274	+12	306	337	+10	134,304,083	158,203,159	+18	438,902	469,446	+7	360,000	410,000	+14	99	99	0
Grand Totals	589	718	+22	231	209	-10	244	274	+12	306	337	+10	134,304,083	158,203,159	+18	438,902	469,446	+7	360,000	410,000	+14	99	99	0

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Jackson Co Inventory December 2020 - 21



	Active Listings	New Listings	Sold Listings	Months Inventory
Dec - 2021	488	213	348	1.40
Nov - 2021	612	319	349	1.75
Oct - 2021	699	428	304	2.30
Sep - 2021	630	483	355	1.77
Aug - 2021	535	420	362	1.48
Jul - 2021	533	484	390	1.37
Jun - 2021	498	460	407	1.22
May - 2021	427	458	328	1.30
Apr - 2021	401	458	341	1.18
Mar - 2021	391	397	281	1.39
Feb - 2021	323	335	240	1.35
Jan - 2021	335	241	244	1.37
Dec - 2020	385	235	313	1.23

Keybox Activity Report



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

Keybox Accesses	Dec 20	Dec 21	Change
	4302	5035	17.0%

