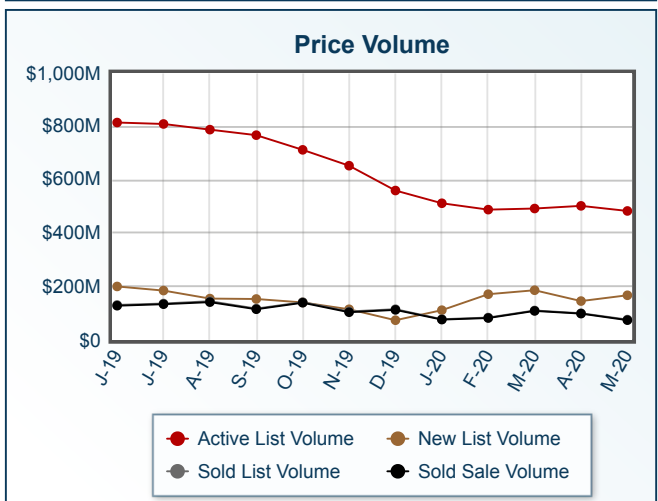
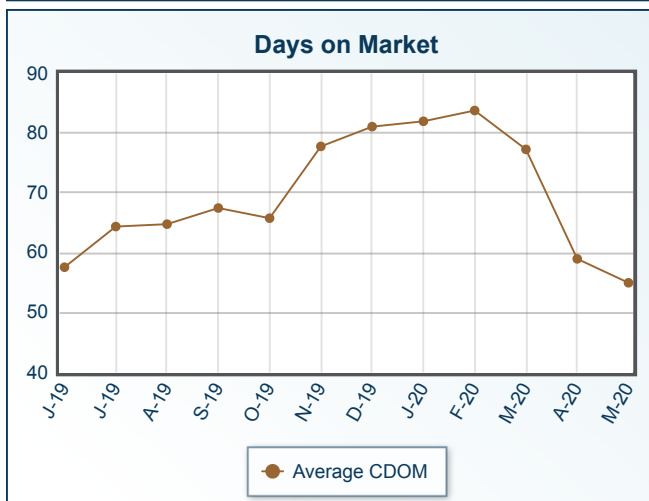
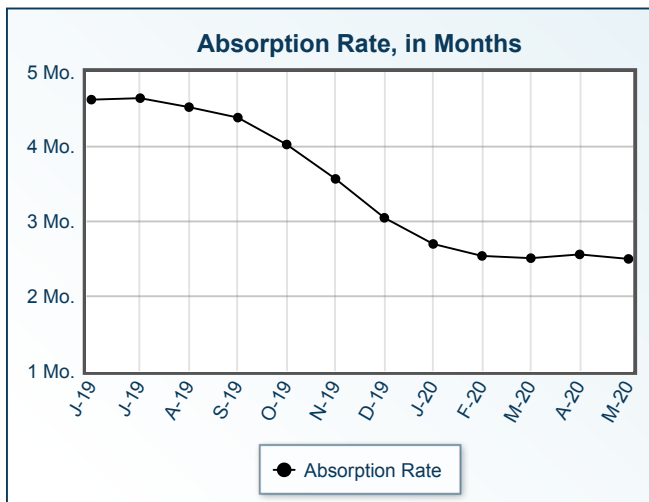
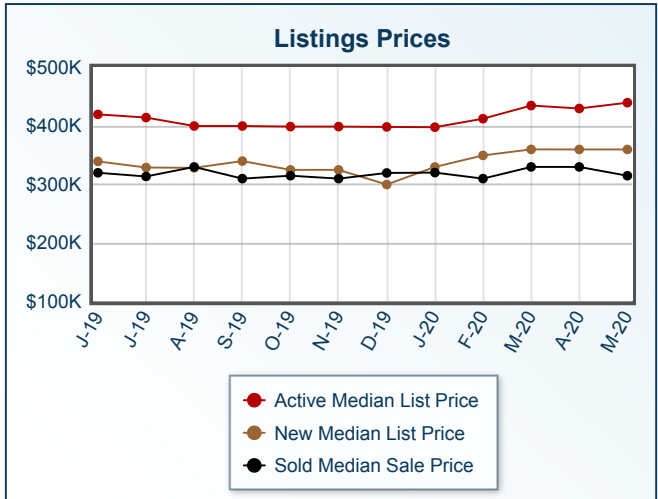
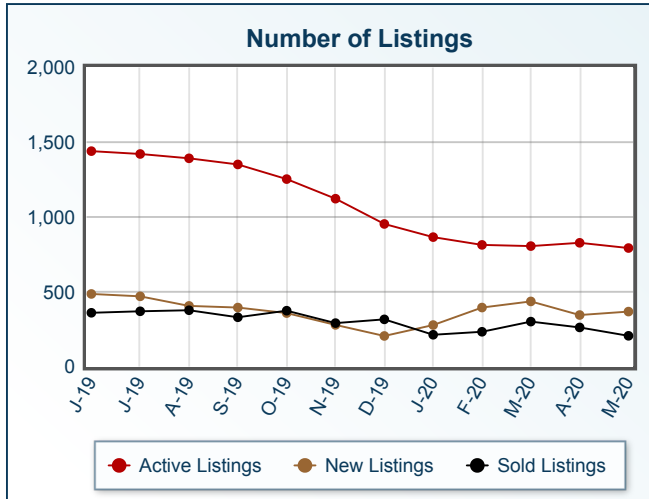


# Market Summary

## Jackson Co Residential, May 2020



Summary Statistics						
	May-20	May-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2.5	4.31	-42.00	2.56	3.81	-32.81
Average List Price	\$610,224	\$571,734	6.73	\$479,938	\$463,064	3.64
Median List Price	\$439,900	\$428,000	2.78	\$364,000	\$360,275	1.03
Average Sale Price	\$359,577	\$345,154	4.18	\$361,879	\$339,966	6.45
Median Sale Price	\$314,950	\$310,750	1.35	\$324,900	\$302,500	7.40
Average CDOM	55	60	-8.33	71	70	1.43
Median CDOM	14	18	-22.22	23	29	-20.69

Sold Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	1	7	-85.7	8	16	-50.0
100,000-149,999	1	3	-66.7	21	33	-36.4
150,000-199,999	13	23	-43.5	58	117	-50.4
200,000-249,999	36	59	-39.0	171	241	-29.0
250,000-299,999	40	84	-52.4	225	291	-22.7
300,000-349,999	36	58	-37.9	241	210	14.8
350,000-399,999	19	42	-54.8	140	171	-18.1
400,000-449,999	17	38	-55.3	99	106	-6.6
450,000-499,999	13	22	-40.9	82	62	32.3
500,000-549,999	4	8	-50.0	48	51	-5.9
550,000-599,999	10	12	-16.7	34	43	-20.9
600,000-649,999	4	11	-63.6	23	27	-14.8
650,000-699,999	2	7	-71.4	15	20	-25.0
700,000-749,999	1	1	0.0	7	5	40.0
750,000-799,999	1	3	-66.7	10	10	0.0
800,000-849,999	3	1	200.0	8	4	100.0
850,000-899,999	1	1	0.0	4	6	-33.3
900,000-949,999	0	1	-100.0	2	3	-33.3
950,000-999,999	1	1	0.0	4	1	300.0
1,000,000-1,099,999	2	0	N/A	7	1	600.0
1,100,000-1,199,999	1	0	N/A	3	0	N/A
1,200,000-1,299,999	0	0	0.0	4	0	N/A
1,300,000-1,399,999	0	0	0.0	0	1	-100.0
1,400,000-1,499,999	0	0	0.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	0	3	-100.0
1,600,000-1,699,999	0	0	0.0	1	1	0.0
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	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	1	-100.0
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	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	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	206	382	-46.1	1215	1425	-14.7

Pending Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	2	5	-60.0	5	13	-61.5
100,000-149,999	3	5	-40.0	24	26	-7.7
150,000-199,999	22	24	-8.3	85	123	-30.9
200,000-249,999	41	62	-33.9	184	277	-33.6
250,000-299,999	78	84	-7.1	287	321	-10.6
300,000-349,999	72	68	5.9	280	238	17.6
350,000-399,999	52	54	-3.7	178	210	-15.2
400,000-449,999	28	29	-3.4	118	134	-11.9
450,000-499,999	23	25	-8.0	97	87	11.5
500,000-549,999	20	11	81.8	56	64	-12.5
550,000-599,999	21	14	50.0	58	59	-1.7
600,000-649,999	8	7	14.3	27	30	-10.0
650,000-699,999	9	9	0.0	26	35	-25.7
700,000-749,999	4	3	33.3	12	6	100.0
750,000-799,999	5	3	66.7	11	9	22.2
800,000-849,999	0	3	-100.0	4	10	-60.0
850,000-899,999	7	4	75.0	16	12	33.3
900,000-949,999	1	0	N/A	2	0	N/A
950,000-999,999	2	3	-33.3	6	6	0.0
1,000,000-1,099,999	0	1	-100.0	4	1	300.0
1,100,000-1,199,999	3	1	200.0	6	2	200.0
1,200,000-1,299,999	1	0	N/A	4	2	100.0
1,300,000-1,399,999	1	1	0.0	3	2	50.0
1,400,000-1,499,999	1	1	0.0	1	2	-50.0
1,500,000-1,599,999	2	1	100.0	2	3	-33.3
1,600,000-1,699,999	0	0	0.0	1	1	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	1	0	N/A	2	0	N/A
1,900,000-1,999,999	0	0	0.0	0	1	-100.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	1	-100.0
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	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	1	0	N/A
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	407	418	-2.6	1500	1675	-10.4

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg		2020	2019	% Chg	2020	2019	% Chg
	0-99,999	6	7	-14.3	20	21		-4.8	0-99,999	1	3	-66.7	9
100,000-149,999	8	22	-63.6	39	51	-23.5	100,000-149,999	2	9	-77.8	21	37	-43.2
150,000-199,999	27	57	-52.6	131	201	-34.8	150,000-199,999	19	38	-50.0	90	148	-39.2
200,000-249,999	44	91	-51.6	258	414	-37.7	200,000-249,999	32	94	-66.0	172	311	-44.7
250,000-299,999	63	153	-58.8	384	523	-26.6	250,000-299,999	62	119	-47.9	309	402	-23.1
300,000-349,999	92	138	-33.3	416	432	-3.7	300,000-349,999	60	75	-20.0	302	311	-2.9
350,000-399,999	101	143	-29.4	340	397	-14.4	350,000-399,999	47	63	-25.4	235	268	-12.3
400,000-449,999	68	101	-32.7	214	254	-15.7	400,000-449,999	33	45	-26.7	150	181	-17.1
450,000-499,999	56	112	-50.0	181	234	-22.6	450,000-499,999	24	39	-38.5	127	150	-15.3
500,000-549,999	56	80	-30.0	129	167	-22.8	500,000-549,999	16	24	-33.3	89	114	-21.9
550,000-599,999	42	74	-43.2	106	150	-29.3	550,000-599,999	16	20	-20.0	72	93	-22.6
600,000-649,999	23	49	-53.1	51	100	-49.0	600,000-649,999	3	16	-81.2	29	61	-52.5
650,000-699,999	36	59	-39.0	83	101	-17.8	650,000-699,999	10	20	-50.0	49	61	-19.7
700,000-749,999	19	30	-36.7	42	46	-8.7	700,000-749,999	7	7	0.0	32	27	18.5
750,000-799,999	24	35	-31.4	47	57	-17.5	750,000-799,999	6	7	-14.3	27	36	-25.0
800,000-849,999	6	16	-62.5	18	31	-41.9	800,000-849,999	2	6	-66.7	7	20	-65.0
850,000-899,999	18	30	-40.0	43	49	-12.2	850,000-899,999	7	10	-30.0	20	26	-23.1
900,000-949,999	4	12	-66.7	7	16	-56.2	900,000-949,999	1	2	-50.0	5	12	-58.3
950,000-999,999	17	17	0.0	32	28	14.3	950,000-999,999	3	5	-40.0	16	13	23.1
1,000,000-1,099,999	7	14	-50.0	16	17	-5.9	1,000,000-1,099,999	3	3	0.0	8	8	0.0
1,100,000-1,199,999	11	15	-26.7	20	24	-16.7	1,100,000-1,199,999	2	5	-60.0	13	12	8.3
1,200,000-1,299,999	18	14	28.6	27	23	17.4	1,200,000-1,299,999	1	4	-75.0	9	16	-43.7
1,300,000-1,399,999	7	8	-12.5	11	11	0.0	1,300,000-1,399,999	2	1	100.0	5	3	66.7
1,400,000-1,499,999	4	6	-33.3	7	10	-30.0	1,400,000-1,499,999	1	3	-66.7	3	5	-40.0
1,500,000-1,599,999	7	9	-22.2	11	16	-31.2	1,500,000-1,599,999	3	1	200.0	6	4	50.0
1,600,000-1,699,999	2	3	-33.3	3	4	-25.0	1,600,000-1,699,999	1	0	N/A	2	2	0.0
1,700,000-1,799,999	3	1	200.0	3	2	50.0	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	3	1	200.0	7	2	250.0	1,800,000-1,899,999	1	1	0.0	3	2	50.0
1,900,000-1,999,999	1	5	-80.0	4	6	-33.3	1,900,000-1,999,999	0	0	0.0	2	4	-50.0
2,000,000-2,249,999	0	5	-100.0	1	7	-85.7	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	3	4	-25.0	5	8	-37.5	2,250,000-2,499,999	0	0	0.0	2	3	-33.3
2,500,000-2,749,999	3	3	0.0	6	5	20.0	2,500,000-2,749,999	1	2	-50.0	2	3	-33.3
2,750,000-2,999,999	0	3	-100.0	1	4	-75.0	2,750,000-2,999,999	0	0	0.0	0	1	-100.0
3,000,000-3,249,999	4	2	100.0	4	2	100.0	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	3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	1	2	-50.0	1	2	-50.0	3,500,000-3,749,999	0	0	0.0	0	1	-100.0
3,750,000-3,999,999	3	2	50.0	4	2	100.0	3,750,000-3,999,999	2	0	N/A	3	0	N/A
4,000,000-4,249,999	0	0	0.0	1	0	N/A	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	1	2	-50.0	2	2	0.0	4,250,000-4,499,999	0	1	-100.0	0	1	-100.0
4,500,000-4,749,999	1	0	N/A	1	0	N/A	4,500,000-4,749,999	0	0	0.0	1	0	N/A
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+	4	7	-42.9	7	8	-12.5	5,000,000+	0	0	0.0	0	3	-100.0
Totals	793	1332	-40.5	2683	3427	-21.7	Totals	368	623	-40.9	1822	2356	-22.7

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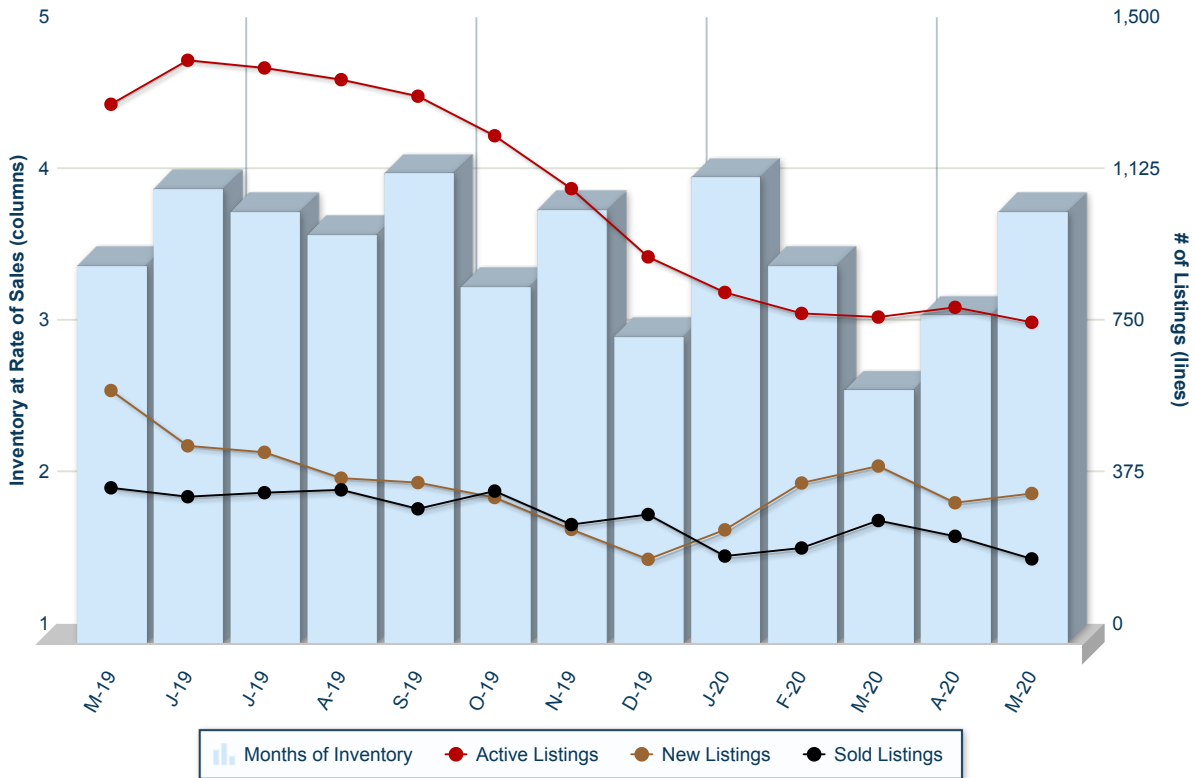
# Jackson Co Year Over Year Comparison

Activity between 5/1/2020 and 5/31/2020

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	15	3	-80	4	0	-	3	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ashland	356	213	-40	91	49	-46	45	39	-13	45	18	-60	21,074,711	8,065,600	-61	468,326	448,088	-4	456,000	420,000	-	97	96	-1
Central Point	189	134	-29	74	50	-32	51	61	+19	47	32	-31	15,297,008	10,945,476	-28	325,468	342,046	+5	298,000	303,500	+1	98	96	-2
Eagle Point	160	101	-36	46	34	-26	40	31	-22	32	19	-40	10,299,375	7,387,500	-28	321,855	388,815	+20	318,500	330,600	+3	96	98	+2
Gold Hill	51	44	-13	16	17	+6	9	15	+66	12	3	-75	4,008,890	744,000	-81	334,074	248,000	-25	298,125	230,000	-	97	100	+3
Jacksonville	112	73	-34	29	14	-51	13	25	+92	12	9	-25	6,321,750	5,009,700	-20	526,812	556,633	+5	490,375	515,000	+5	94	94	0
Medford	627	398	-36	260	138	-46	177	159	-10	161	93	-42	52,096,078	31,511,764	-39	323,578	338,836	+4	298,000	309,000	+3	98	97	-1
Phoenix	35	18	-48	14	5	-64	11	8	-27	9	5	-44	1,890,000	1,439,000	-23	210,000	287,800	+37	235,000	300,000	+27	97	99	+2
Rogue River	77	45	-41	18	13	-27	15	13	-13	13	3	-76	5,098,000	998,500	-80	392,153	332,833	-15	300,000	331,000	+10	97	98	+1
Shady Cove	39	23	-41	8	11	+37	9	8	-11	5	4	-20	1,428,900	1,270,000	-11	285,780	317,500	+11	285,000	320,000	+12	97	100	+3
Talent	62	52	-16	21	12	-42	16	11	-31	17	5	-70	6,338,944	1,989,500	-68	372,879	397,900	+6	325,000	307,500	-	100	96	-4
White City	63	37	-41	27	18	-33	22	22	0	20	14	-30	5,032,300	4,742,650	-5	251,615	338,760	+34	255,000	259,500	+1	99	96	-3
<b>Totals</b>	1786	1141	-36	608	361	-41	411	392	-5	373	205	-45	128,885,956	74,103,690	-43	345,539	361,481	+5	312,000	317,000	+2	98	97	-1
<b>Grand Totals</b>	1,786	1,141	-36	608	361	-41	411	392	-5	373	205	-45	128,885,956	74,103,690	-43	345,539	361,481	+5	312,000	317,000	+2	98	97	-1

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# Jackson Co Inventory May 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
May - 2020	792	368	206	3.84
Apr - 2020	829	345	262	3.16
Mar - 2020	805	436	301	2.67
Feb - 2020	814	394	233	3.49
Jan - 2020	866	278	213	4.07
Dec - 2019	954	205	316	3.02
Nov - 2019	1,123	279	291	3.86
Oct - 2019	1,254	358	374	3.35
Sep - 2019	1,352	395	330	4.10
Aug - 2019	1,393	406	377	3.69
Jul - 2019	1,422	470	370	3.84
Jun - 2019	1,441	486	360	4.00
May - 2019	1,332	623	382	3.49

# Keybox Activity Report



Keybox Accesses	May 19	May 20	Change
	11212	7476	-33.3%

