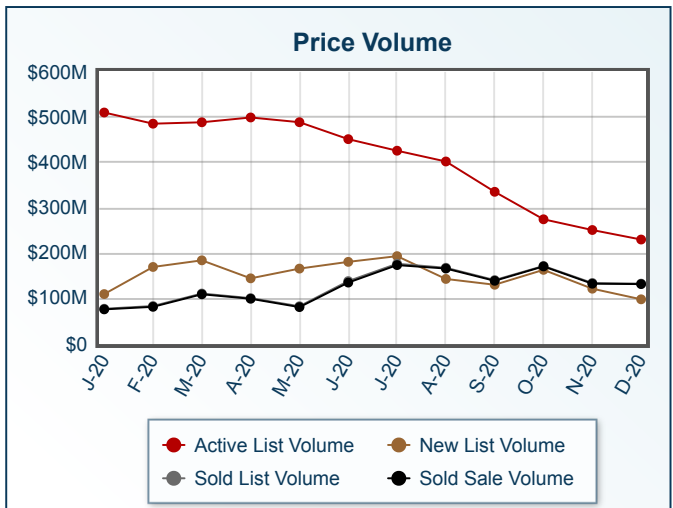
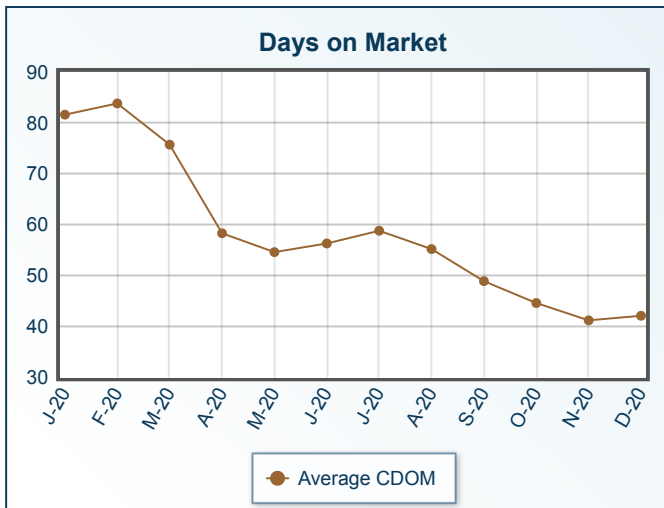
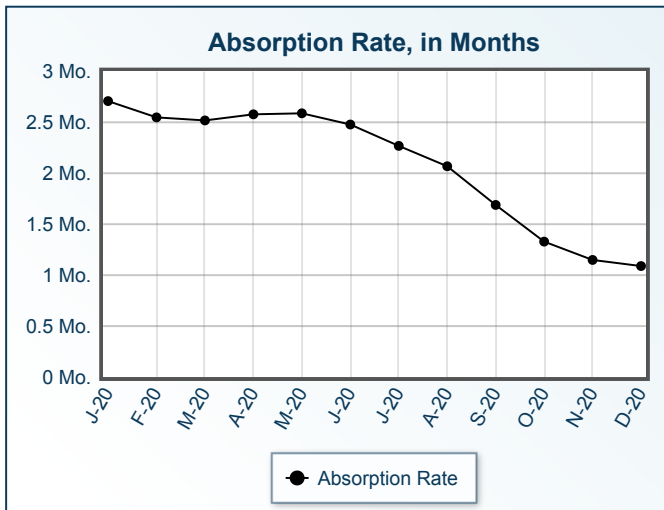
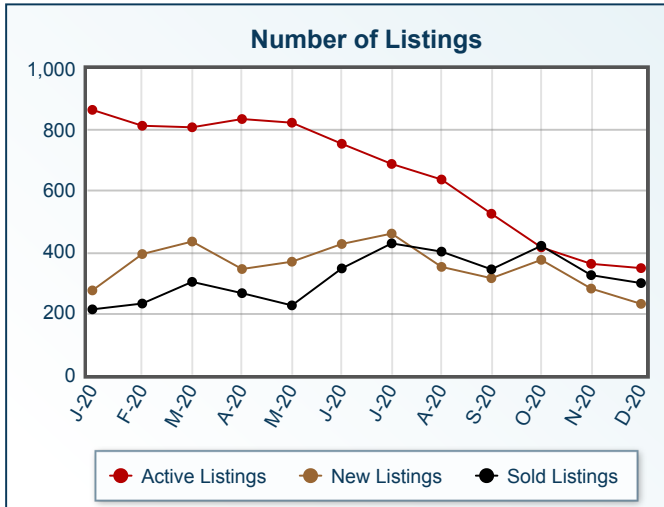


Market Summary

Jackson Co Residential, December 2020



Summary Statistics						
	Dec-20	Dec-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	1.09	3.05	-64.26	2.09	3.99	-47.62
Average List Price	\$660,227	\$584,682	12.92	\$450,430	\$432,825	4.07
Median List Price	\$499,000	\$398,000	25.38	\$359,000	\$344,400	4.24
Average Sale Price	\$440,587	\$356,531	23.58	\$393,151	\$353,754	11.14
Median Sale Price	\$360,000	\$319,900	12.54	\$342,100	\$312,000	9.65
Average CDOM	42	81	-48.15	56	68	-17.65
Median CDOM	7	43	-83.72	15	29	-48.28

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-99,999	0	0	0.0	20	29
100,000-149,999	3	6	-50.0	60	84	-28.6
150,000-199,999	9	17	-47.1	151	241	-37.3
200,000-249,999	27	53	-49.1	400	608	-34.2
250,000-299,999	53	60	-11.7	679	784	-13.4
300,000-349,999	44	57	-22.8	678	597	13.6
350,000-399,999	34	42	-19.0	489	452	8.2
400,000-449,999	31	25	24.0	378	300	26.0
450,000-499,999	14	20	-30.0	240	205	17.1
500,000-549,999	21	9	133.3	186	145	28.3
550,000-599,999	7	6	16.7	137	122	12.3
600,000-649,999	17	5	240.0	88	85	3.5
650,000-699,999	8	3	166.7	77	53	45.3
700,000-749,999	5	2	150.0	43	28	53.6
750,000-799,999	6	2	200.0	43	22	95.5
800,000-849,999	4	1	300.0	27	17	58.8
850,000-899,999	1	2	-50.0	22	19	15.8
900,000-949,999	2	2	0.0	18	11	63.6
950,000-999,999	3	0	N/A	17	5	240.0
1,000,000-1,099,999	7	1	600.0	21	10	110.0
1,100,000-1,199,999	0	2	-100.0	16	6	166.7
1,200,000-1,299,999	0	1	-100.0	7	4	75.0
1,300,000-1,399,999	0	0	0.0	2	3	-33.3
1,400,000-1,499,999	1	1	0.0	6	4	50.0
1,500,000-1,599,999	0	0	0.0	0	4	-100.0
1,600,000-1,699,999	0	0	0.0	1	2	-50.0
1,700,000-1,799,999	0	0	0.0	2	0	N/A
1,800,000-1,899,999	0	0	0.0	1	1	0.0
1,900,000-1,999,999	1	0	N/A	1	0	N/A
2,000,000-2,249,999	1	0	N/A	2	1	100.0
2,250,000-2,499,999	0	0	0.0	3	1	200.0
2,500,000-2,749,999	1	0	N/A	2	0	N/A
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	1	0	N/A
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	300	317	-5.4	3819	3843	-0.6

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-99,999	0	0	0.0	16	20
100,000-149,999	2	5	-60.0	64	68	-5.9
150,000-199,999	11	11	0.0	165	241	-31.5
200,000-249,999	16	32	-50.0	415	600	-30.8
250,000-299,999	54	37	45.9	712	773	-7.9
300,000-349,999	35	29	20.7	688	595	15.6
350,000-399,999	33	24	37.5	519	465	11.6
400,000-449,999	24	14	71.4	364	303	20.1
450,000-499,999	23	9	155.6	291	222	31.1
500,000-549,999	15	15	0.0	179	157	14.0
550,000-599,999	16	2	700.0	167	132	26.5
600,000-649,999	4	0	N/A	87	69	26.1
650,000-699,999	11	2	450.0	99	72	37.5
700,000-749,999	4	2	100.0	48	26	84.6
750,000-799,999	1	3	-66.7	45	29	55.2
800,000-849,999	0	2	-100.0	14	20	-30.0
850,000-899,999	3	4	-25.0	45	29	55.2
900,000-949,999	2	0	N/A	9	9	0.0
950,000-999,999	3	0	N/A	28	9	211.1
1,000,000-1,099,999	2	0	N/A	16	6	166.7
1,100,000-1,199,999	1	0	N/A	16	8	100.0
1,200,000-1,299,999	5	1	400.0	17	8	112.5
1,300,000-1,399,999	1	0	N/A	5	4	25.0
1,400,000-1,499,999	0	0	0.0	5	2	150.0
1,500,000-1,599,999	0	0	0.0	5	5	0.0
1,600,000-1,699,999	0	0	0.0	2	1	100.0
1,700,000-1,799,999	0	0	0.0	1	1	0.0
1,800,000-1,899,999	0	0	0.0	2	0	N/A
1,900,000-1,999,999	0	0	0.0	0	3	-100.0
2,000,000-2,249,999	0	0	0.0	2	0	N/A
2,250,000-2,499,999	0	0	0.0	5	2	150.0
2,500,000-2,749,999	0	0	0.0	1	0	N/A
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	2	0	N/A
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	266	192	38.5	4035	3879	4.0

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	0	11	-100.0	28	37		-24.3	0-99,999	0	2	-100.0	17
100,000-149,999	6	19	-68.4	83	98	-15.3	100,000-149,999	3	5	-40.0	65	84	-22.6
150,000-199,999	12	43	-72.1	213	338	-37.0	150,000-199,999	3	16	-81.2	171	285	-40.0
200,000-249,999	15	91	-83.5	485	796	-39.1	200,000-249,999	15	41	-63.4	399	693	-42.4
250,000-299,999	39	93	-58.1	811	1002	-19.1	250,000-299,999	53	39	35.9	732	881	-16.9
300,000-349,999	33	121	-72.7	829	857	-3.3	300,000-349,999	37	34	8.8	717	736	-2.6
350,000-399,999	27	113	-76.1	645	705	-8.5	350,000-399,999	30	18	66.7	539	576	-6.4
400,000-449,999	25	70	-64.3	446	444	0.5	400,000-449,999	25	11	127.3	384	371	3.5
450,000-499,999	19	59	-67.8	357	388	-8.0	450,000-499,999	12	7	71.4	302	303	-0.3
500,000-549,999	16	49	-67.3	231	262	-11.8	500,000-549,999	12	7	71.4	194	210	-7.6
550,000-599,999	28	43	-34.9	216	245	-11.8	550,000-599,999	7	5	40.0	177	187	-5.3
600,000-649,999	8	22	-63.6	117	143	-18.2	600,000-649,999	5	4	25.0	94	104	-9.6
650,000-699,999	23	33	-30.3	153	148	3.4	650,000-699,999	9	6	50.0	122	108	13.0
700,000-749,999	12	14	-14.3	75	70	7.1	700,000-749,999	4	2	100.0	65	51	27.5
750,000-799,999	11	24	-54.2	79	88	-10.2	750,000-799,999	3	2	50.0	58	67	-13.4
800,000-849,999	5	16	-68.7	31	48	-35.4	800,000-849,999	0	1	-100.0	19	37	-48.6
850,000-899,999	14	25	-44.0	69	72	-4.2	850,000-899,999	6	2	200.0	49	49	0.0
900,000-949,999	4	3	33.3	20	21	-4.8	900,000-949,999	2	0	N/A	17	17	0.0
950,000-999,999	5	17	-70.6	45	45	0.0	950,000-999,999	1	0	N/A	30	30	0.0
1,000,000-1,099,999	5	8	-37.5	26	23	13.0	1,000,000-1,099,999	0	0	0.0	18	14	28.6
1,100,000-1,199,999	6	9	-33.3	29	35	-17.1	1,100,000-1,199,999	1	0	N/A	21	23	-8.7
1,200,000-1,299,999	9	21	-57.1	39	37	5.4	1,200,000-1,299,999	1	0	N/A	20	30	-33.3
1,300,000-1,399,999	8	6	33.3	18	19	-5.3	1,300,000-1,399,999	1	2	-50.0	12	11	9.1
1,400,000-1,499,999	2	4	-50.0	10	13	-23.1	1,400,000-1,499,999	0	0	0.0	6	7	-14.3
1,500,000-1,599,999	0	7	-100.0	15	19	-21.1	1,500,000-1,599,999	1	0	N/A	10	8	25.0
1,600,000-1,699,999	1	2	-50.0	3	4	-25.0	1,600,000-1,699,999	0	0	0.0	2	2	0.0
1,700,000-1,799,999	2	2	0.0	5	4	25.0	1,700,000-1,799,999	0	0	0.0	3	2	50.0
1,800,000-1,899,999	2	3	-33.3	7	4	75.0	1,800,000-1,899,999	0	0	0.0	4	4	0.0
1,900,000-1,999,999	0	4	-100.0	3	8	-62.5	1,900,000-1,999,999	0	0	0.0	1	6	-83.3
2,000,000-2,249,999	2	2	0.0	6	9	-33.3	2,000,000-2,249,999	0	0	0.0	4	2	100.0
2,250,000-2,499,999	1	3	-66.7	11	12	-8.3	2,250,000-2,499,999	1	0	N/A	9	7	28.6
2,500,000-2,749,999	1	3	-66.7	6	8	-25.0	2,500,000-2,749,999	0	1	-100.0	2	6	-66.7
2,750,000-2,999,999	1	2	-50.0	2	5	-60.0	2,750,000-2,999,999	0	0	0.0	1	2	-50.0
3,000,000-3,249,999	4	2	100.0	6	2	200.0	3,000,000-3,249,999	0	0	0.0	4	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	0	1	-100.0	1	2	-50.0	3,500,000-3,749,999	0	0	0.0	0	1	-100.0
3,750,000-3,999,999	1	1	0.0	4	2	100.0	3,750,000-3,999,999	0	0	0.0	3	0	N/A
4,000,000-4,249,999	0	1	-100.0	1	1	0.0	4,000,000-4,249,999	0	0	0.0	0	1	-100.0
4,250,000-4,499,999	0	2	-100.0	2	2	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	1	0	N/A	1	0	N/A	4,750,000-4,999,999	0	0	0.0	1	0	N/A
5,000,000+	1	7	-85.7	7	9	-22.2	5,000,000+	0	0	0.0	0	4	-100.0
Totals	349	956	-63.5	5135	6025	-14.8	Totals	232	205	13.2	4272	4953	-13.7

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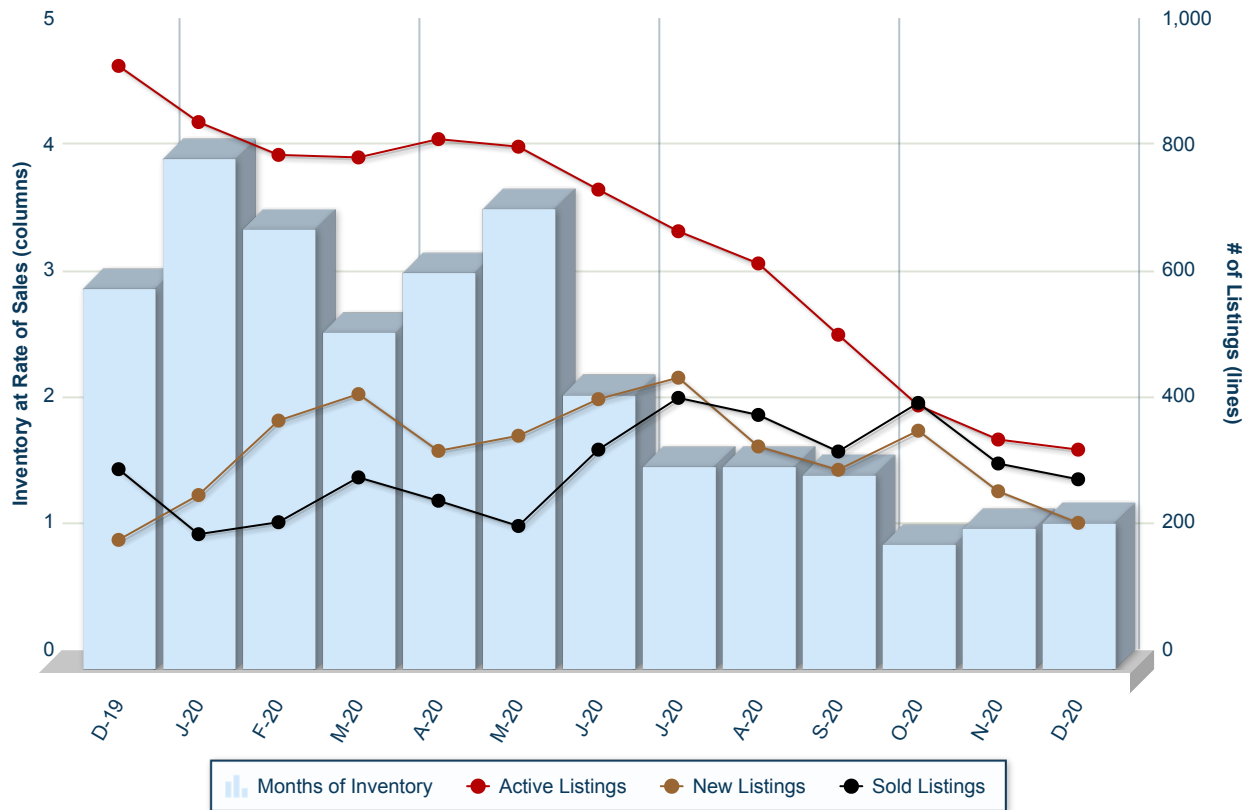
Jackson Co Year Over Year Comparison

Activity between 12/1/2020 and 12/31/2020

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	12	4	-66	3	1	-66	1	1	0	1	2	+100	540,000	1,107,000	+105	540,000	553,500	+2	540,000	553,500	+2	97	92	-5
Ashland	221	97	-56	19	21	+10	15	24	+60	45	39	-13	19,718,686	24,349,500	+23	438,193	624,346	+42	408,550	520,000	+27	96	99	+3
Central Point	116	56	-51	30	21	-30	26	30	+15	48	32	-33	16,391,085	13,394,700	-18	341,480	418,584	+22	329,950	362,500	+9	98	100	+2
Eagle Point	102	45	-55	14	18	+28	11	20	+81	33	23	-30	12,064,410	8,968,000	-25	365,588	389,913	+6	319,500	370,000	+15	98	99	+1
Gold Hill	38	17	-55	5	4	-20	4	7	+75	9	5	-44	3,220,000	5,842,500	+81	357,777	1,168,500	+226	330,000	637,500	+93	96	98	+2
Jacksonville	71	34	-52	7	8	+14	10	8	-20	18	7	-61	8,722,626	4,980,000	-42	484,590	711,428	+46	462,500	749,000	+61	97	99	+2
Medford	397	232	-41	87	120	+37	88	129	+46	110	137	+24	36,172,385	52,414,783	+44	328,839	382,589	+16	292,500	348,000	+18	98	99	+1
Phoenix	20	6	-70	2	5	+150	3	4	+33	10	2	-80	2,720,000	744,000	-72	272,000	372,000	+36	268,750	372,000	+38	97	101	+4
Rogue River	63	21	-66	11	8	-27	9	10	+11	11	13	+18	2,904,400	5,199,000	+79	264,036	399,923	+51	260,000	325,000	+25	98	96	-2
Shady Cove	28	10	-64	5	3	-40	3	3	0	3	5	+66	1,780,000	2,125,800	+19	593,333	425,160	-28	375,000	300,000	-	91	99	+8
Talent	49	15	-69	3	6	+100	9	6	-33	7	6	-14	2,146,030	3,468,000	+61	306,575	578,000	+88	298,500	516,500	+73	98	95	-3
White City	52	27	-48	16	13	-18	10	16	+60	14	23	+64	4,283,350	6,512,900	+52	305,953	283,169	-7	237,000	277,500	+17	96	100	+4
Totals	1169	564	-52	202	228	+13	189	258	+37	309	294	-5	110,662,972	129,106,183	+17	358,133	439,137	+23	319,900	360,000	+13	98	99	+1
Grand Totals	1,169	564	-52	202	228	+13	189	258	+37	309	294	-5	110,662,972	129,106,183	+17	358,133	439,137	+23	319,900	360,000	+13	98	99	+1

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Jackson Co Inventory December 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
Dec - 2020	348	232	301	1.16
Nov - 2020	364	282	326	1.12
Oct - 2020	418	378	422	0.99
Sep - 2020	530	316	345	1.54
Aug - 2020	643	353	403	1.60
Jul - 2020	694	462	430	1.61
Jun - 2020	760	428	348	2.18
May - 2020	828	370	227	3.65
Apr - 2020	840	346	267	3.15
Mar - 2020	811	436	304	2.67
Feb - 2020	815	394	233	3.50
Jan - 2020	867	276	214	4.05
Dec - 2019	956	205	317	3.02

Keybox Activity Report



Note: Historically, keybox activity is split approximately 75% Jackson County, 25% Josephine County

Keybox Accesses	Dec 19	Dec 20	Change
	6055	4302	-29.0%

