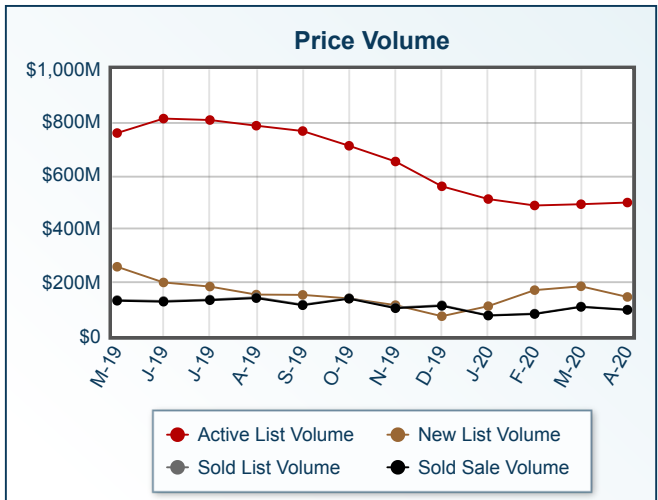
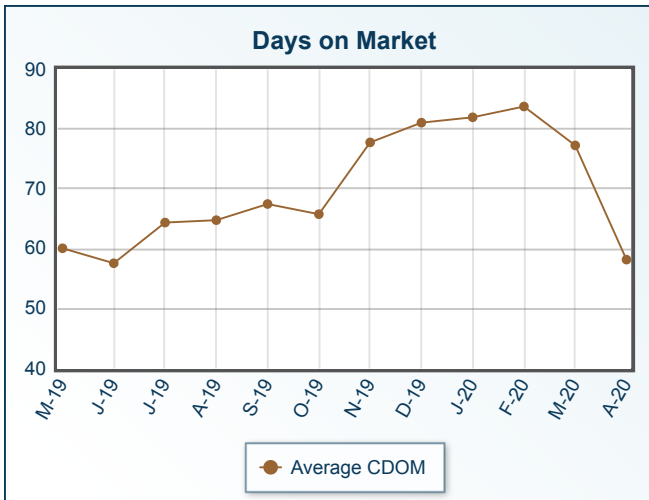
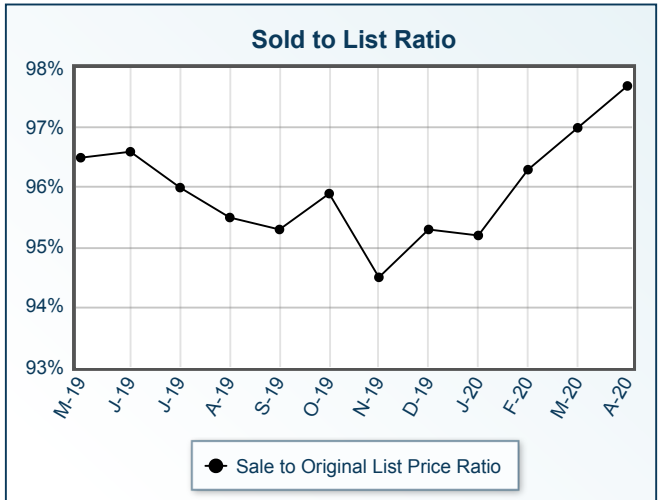
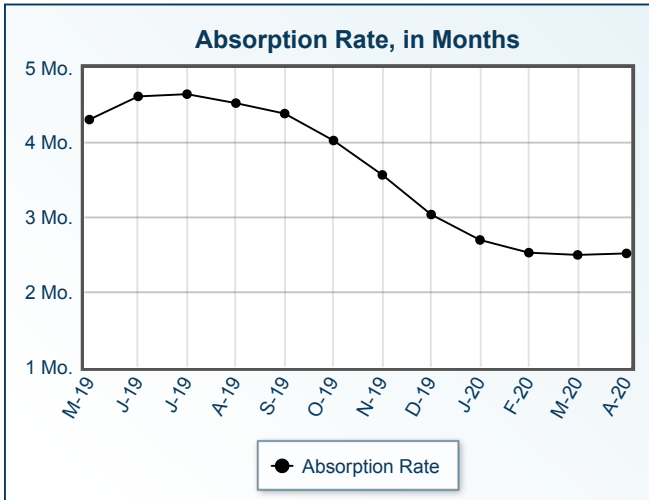
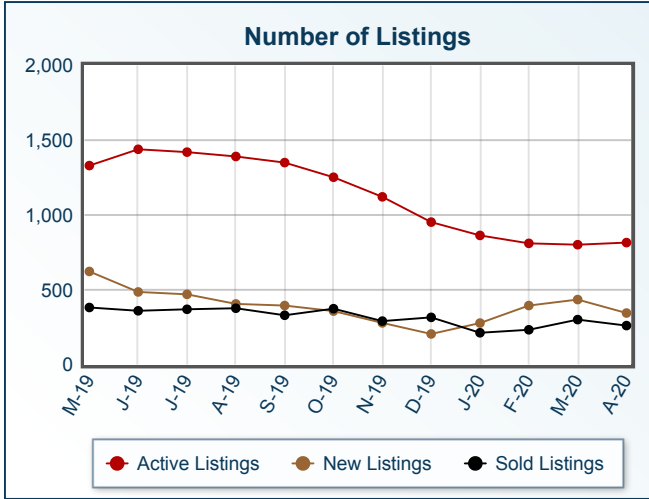


# Market Summary

Jackson Co Residential, April 2020



Summary Statistics						
	Apr-20	Apr-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2.52	3.98	-36.68	2.56	3.68	-30.43
Average List Price	\$613,303	\$561,059	9.31	\$484,936	\$473,515	2.41
Median List Price	\$435,000	\$409,950	6.11	\$365,000	\$369,000	-1.08
Average Sale Price	\$373,271	\$343,069	8.80	\$361,518	\$338,065	6.94
Median Sale Price	\$329,025	\$304,450	8.07	\$325,000	\$299,900	8.37
Average CDOM	58	68	-14.71	74	74	0.00
Median CDOM	13	23	-43.48	26	36	-27.78

Sold Listings							Pending Listings						
	This Month			Year to Date				This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg		2020	2019	% Chg	2020	2019	% Chg
0-99,999	2	3	-33.3	7	9	-22.2	0-99,999	0	3	-100.0	3	8	-62.5
100,000-149,999	5	8	-37.5	20	30	-33.3	100,000-149,999	5	3	66.7	22	21	4.8
150,000-199,999	6	27	-77.8	45	94	-52.1	150,000-199,999	21	30	-30.0	65	99	-34.3
200,000-249,999	29	57	-49.1	135	182	-25.8	200,000-249,999	32	58	-44.8	144	215	-33.0
250,000-299,999	53	72	-26.4	185	207	-10.6	250,000-299,999	45	79	-43.0	209	237	-11.8
300,000-349,999	56	43	30.2	205	152	34.9	300,000-349,999	43	54	-20.4	211	170	24.1
350,000-399,999	27	44	-38.6	121	129	-6.2	350,000-399,999	27	45	-40.0	126	156	-19.2
400,000-449,999	27	25	8.0	82	68	20.6	400,000-449,999	20	40	-50.0	90	105	-14.3
450,000-499,999	18	12	50.0	69	40	72.5	450,000-499,999	13	29	-55.2	74	62	19.4
500,000-549,999	9	23	-60.9	44	43	2.3	500,000-549,999	10	12	-16.7	36	53	-32.1
550,000-599,999	7	8	-12.5	24	31	-22.6	550,000-599,999	10	11	-9.1	36	45	-20.0
600,000-649,999	8	4	100.0	19	16	18.8	600,000-649,999	4	11	-63.6	19	23	-17.4
650,000-699,999	2	4	-50.0	13	13	0.0	650,000-699,999	5	9	-44.4	17	26	-34.6
700,000-749,999	2	0	N/A	6	4	50.0	700,000-749,999	4	0	N/A	8	3	166.7
750,000-799,999	1	4	-75.0	9	7	28.6	750,000-799,999	3	2	50.0	6	6	0.0
800,000-849,999	1	0	N/A	5	3	66.7	800,000-849,999	2	2	0.0	4	7	-42.9
850,000-899,999	3	3	0.0	3	5	-40.0	850,000-899,999	1	0	N/A	8	8	0.0
900,000-949,999	1	1	0.0	2	2	0.0	900,000-949,999	0	0	0.0	1	0	N/A
950,000-999,999	1	0	N/A	3	0	N/A	950,000-999,999	0	1	-100.0	4	3	33.3
1,000,000-1,099,999	1	0	N/A	5	1	400.0	1,000,000-1,099,999	0	0	0.0	4	0	N/A
1,100,000-1,199,999	1	0	N/A	2	0	N/A	1,100,000-1,199,999	2	1	100.0	3	1	200.0
1,200,000-1,299,999	1	0	N/A	3	0	N/A	1,200,000-1,299,999	1	1	0.0	3	2	50.0
1,300,000-1,399,999	0	1	-100.0	0	1	-100.0	1,300,000-1,399,999	1	1	0.0	2	1	100.0
1,400,000-1,499,999	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	1	-100.0	0	3	-100.0	1,500,000-1,599,999	0	0	0.0	0	2	-100.0
1,600,000-1,699,999	0	0	0.0	1	1	0.0	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	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0	1,800,000-1,899,999	1	0	N/A	1	0	N/A
1,900,000-1,999,999	0	0	0.0	0	0	0.0	1,900,000-1,999,999	0	1	-100.0	0	1	-100.0
2,000,000-2,249,999	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	2,250,000-2,499,999	0	0	0.0	0	1	-100.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0	2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0	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	3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0	3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0	3,500,000-3,749,999	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	1	0	N/A	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	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	261	340	-23.2	1008	1043	-3.4	Totals	251	393	-36.1	1098	1257	-12.6

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	5	9	-44.4	19	18		5.6	0-99,999	3	3	0.0	8
100,000-149,999	7	18	-61.1	36	42	-14.3	100,000-149,999	2	8	-75.0	18	28	-35.7
150,000-199,999	30	54	-44.4	111	163	-31.9	150,000-199,999	15	35	-57.1	69	110	-37.3
200,000-249,999	61	87	-29.9	226	319	-29.2	200,000-249,999	31	66	-53.0	143	217	-34.1
250,000-299,999	67	145	-53.8	322	404	-20.3	250,000-299,999	57	81	-29.6	246	283	-13.1
300,000-349,999	91	143	-36.4	353	357	-1.1	300,000-349,999	56	69	-18.8	241	236	2.1
350,000-399,999	98	136	-27.9	291	334	-12.9	350,000-399,999	41	56	-26.8	184	205	-10.2
400,000-449,999	79	78	1.3	184	209	-12.0	400,000-449,999	30	60	-50.0	120	136	-11.8
450,000-499,999	48	108	-55.6	158	195	-19.0	450,000-499,999	29	43	-32.6	104	111	-6.3
500,000-549,999	55	70	-21.4	114	143	-20.3	500,000-549,999	20	31	-35.5	74	90	-17.8
550,000-599,999	41	70	-41.4	89	130	-31.5	550,000-599,999	12	24	-50.0	55	73	-24.7
600,000-649,999	25	45	-44.4	49	84	-41.7	600,000-649,999	8	21	-61.9	27	45	-40.0
650,000-699,999	39	46	-15.2	73	81	-9.9	650,000-699,999	7	13	-46.2	39	41	-4.9
700,000-749,999	23	24	-4.2	34	39	-12.8	700,000-749,999	6	11	-45.5	24	20	20.0
750,000-799,999	19	28	-32.1	40	50	-20.0	750,000-799,999	8	13	-38.5	21	29	-27.6
800,000-849,999	6	15	-60.0	17	25	-32.0	800,000-849,999	1	5	-80.0	6	14	-57.1
850,000-899,999	18	23	-21.7	36	39	-7.7	850,000-899,999	4	9	-55.6	13	16	-18.7
900,000-949,999	2	8	-75.0	6	14	-57.1	900,000-949,999	2	6	-66.7	3	10	-70.0
950,000-999,999	15	15	0.0	29	23	26.1	950,000-999,999	4	4	0.0	14	8	75.0
1,000,000-1,099,999	6	12	-50.0	13	14	-7.1	1,000,000-1,099,999	0	1	-100.0	5	5	0.0
1,100,000-1,199,999	14	14	0.0	18	19	-5.3	1,100,000-1,199,999	3	2	50.0	11	7	57.1
1,200,000-1,299,999	17	12	41.7	27	19	42.1	1,200,000-1,299,999	4	5	-20.0	8	12	-33.3
1,300,000-1,399,999	6	10	-40.0	9	10	-10.0	1,300,000-1,399,999	0	0	0.0	2	2	0.0
1,400,000-1,499,999	5	3	66.7	6	7	-14.3	1,400,000-1,499,999	0	1	-100.0	3	2	50.0
1,500,000-1,599,999	5	8	-37.5	8	15	-46.7	1,500,000-1,599,999	1	1	0.0	3	3	0.0
1,600,000-1,699,999	1	2	-50.0	2	4	-50.0	1,600,000-1,699,999	0	1	-100.0	1	2	-50.0
1,700,000-1,799,999	2	1	100.0	2	2	0.0	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	5	1	400.0	6	1	500.0	1,800,000-1,899,999	1	1	0.0	2	1	100.0
1,900,000-1,999,999	2	6	-66.7	4	6	-33.3	1,900,000-1,999,999	0	2	-100.0	2	4	-50.0
2,000,000-2,249,999	1	5	-80.0	2	7	-71.4	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	4	4	0.0	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	2	50.0	5	3	66.7	2,500,000-2,749,999	0	1	-100.0	1	1	0.0
2,750,000-2,999,999	1	3	-66.7	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	2	2	0.0	2	2	0.0	3,750,000-3,999,999	0	0	0.0	1	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	2	1	100.0	2	1	100.0	4,250,000-4,499,999	0	0	0.0	0	0	0.0
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+	5	6	-16.7	7	8	-12.5	5,000,000+	0	1	-100.0	0	3	-100.0
Totals	816	1218	-33.0	2313	2803	-17.5	Totals	345	574	-39.9	1453	1733	-16.2

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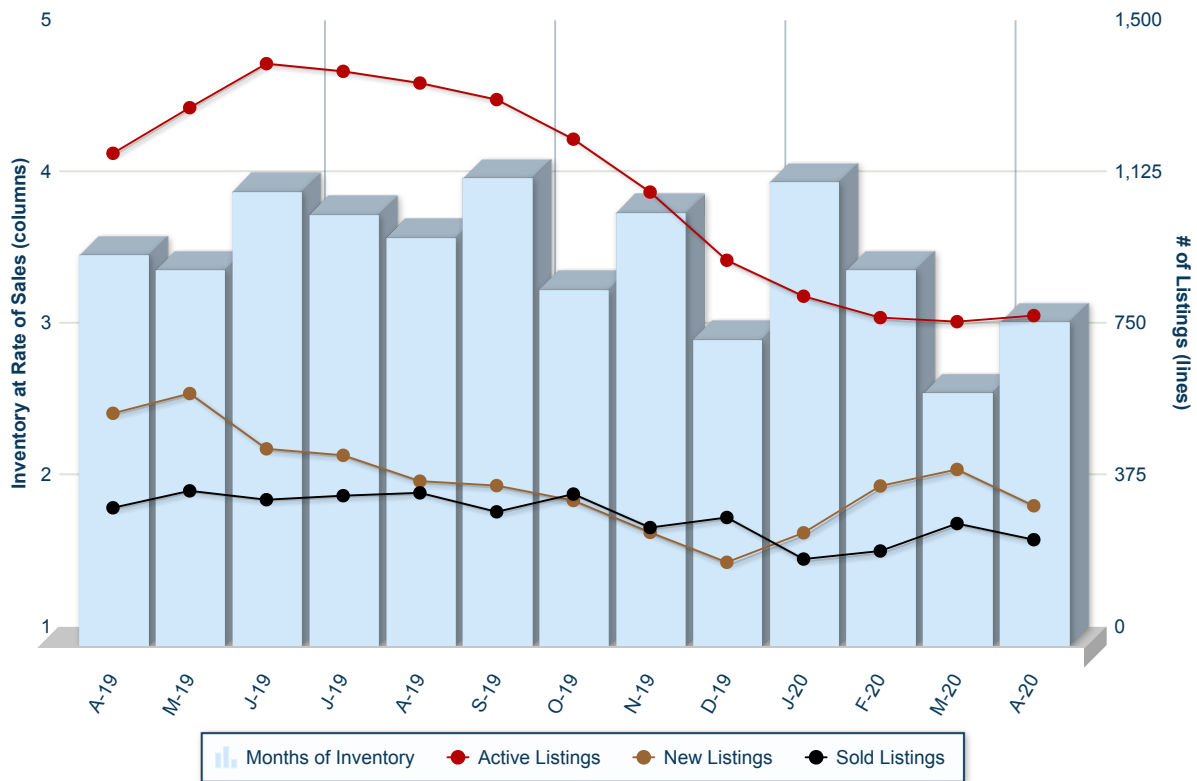
# Jackson Co Year Over Year Comparison

Activity between 4/1/2020 and 4/30/2020

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	5	-58	0	0	0	0	1	+	0	1	+	0	318,000	+	0	318,000	+	0	318,000	+	0	96	+
Ashland	327	205	-37	111	41	-63	51	21	-58	39	23	-41	19,414,160	12,350,701	-36	497,798	536,987	+7	486,000	470,000	-	95	97	+2
Central Point	176	122	-30	59	44	-25	52	31	-40	37	29	-21	12,651,748	10,762,847	-14	341,939	371,132	+8	305,000	315,000	+3	99	97	-2
Eagle Point	165	91	-44	50	24	-52	41	18	-56	32	22	-31	10,590,543	9,237,900	-12	330,954	419,904	+26	306,950	418,500	+36	98	98	0
Gold Hill	45	37	-17	13	8	-38	8	6	-25	2	3	+50	425,000	906,900	+113	212,500	302,300	+42	212,500	247,000	+16	85	99	+16
Jacksonville	95	78	-17	26	21	-19	11	11	0	7	13	+85	3,970,000	6,102,500	+53	567,142	469,423	-17	520,000	410,000	-	95	96	+1
Medford	558	398	-28	216	161	-25	165	113	-31	152	124	-18	48,674,055	43,748,879	-10	320,224	352,813	+10	290,000	324,950	+12	98	99	+1
Phoenix	26	18	-30	6	5	-16	6	6	0	11	2	-81	2,768,400	468,000	-83	251,672	234,000	-7	245,000	234,000	-	97	96	-1
Shady Cove	40	21	-47	12	2	-83	6	2	-66	6	5	-16	1,589,946	1,167,500	-26	264,991	233,500	-11	237,000	240,000	+1	99	101	+2
Talent	58	49	-15	16	10	-37	14	8	-42	13	6	-53	4,248,141	2,167,400	-48	326,780	361,233	+10	295,000	330,950	+12	98	99	+1
White City	56	41	-26	27	14	-48	18	18	0	19	20	+5	4,539,650	6,192,086	+36	238,928	309,604	+29	230,000	272,000	+18	99	99	0
<b>Totals</b>	1558	1065	-32	536	330	-38	372	235	-37	318	248	-22	108,871,643	93,422,713	-14	342,364	376,704	+10	302,450	332,500	+10	98	99	1
<b>Grand Totals</b>	1,558	1,065	-32	536	330	-38	372	235	-37	318	248	-22	108,871,643	93,422,713	-14	342,364	376,704	+10	302,450	332,500	+10	98	99	+1

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# Jackson Co Inventory April 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
Apr - 2020	816	345	261	3.13
Mar - 2020	801	435	301	2.66
Feb - 2020	811	394	233	3.48
Jan - 2020	864	278	213	4.06
Dec - 2019	953	205	316	3.02
Nov - 2019	1,122	279	291	3.86
Oct - 2019	1,253	358	374	3.35
Sep - 2019	1,351	395	330	4.09
Aug - 2019	1,392	406	377	3.69
Jul - 2019	1,421	470	370	3.84
Jun - 2019	1,440	486	360	4.00
May - 2019	1,331	623	382	3.48
Apr - 2019	1,218	574	340	3.58

# Keybox Activity Report



Keybox Accesses	Apr 19	Apr 20	Change
	10568	5370	-49.2%

