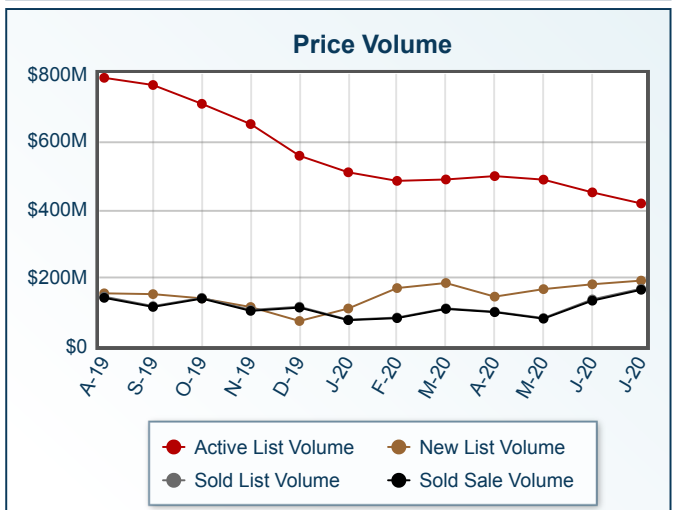
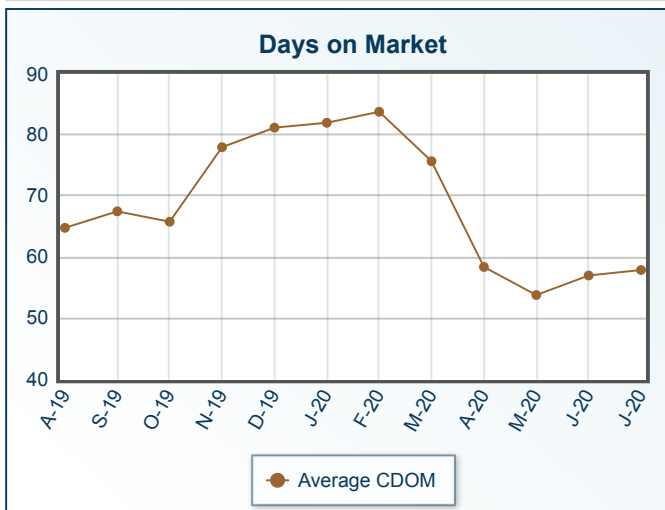
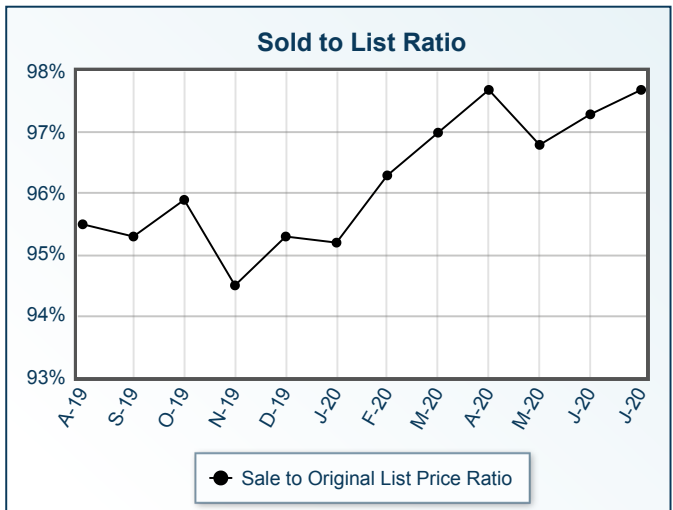
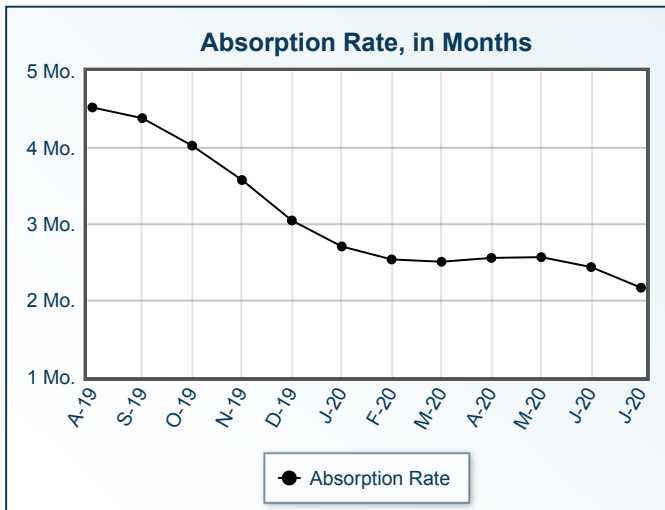
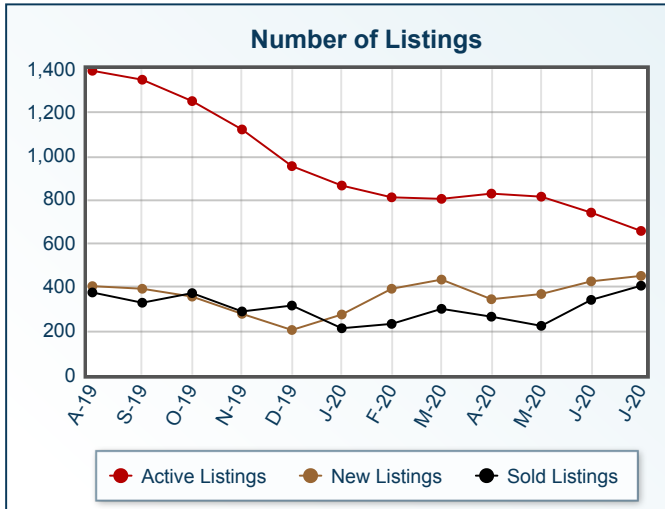


Market Summary

Jackson Co Residential, July 2020



Summary Statistics						
	Jul-20	Jul-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2.17	4.65	-53.33	2.5	4.05	-38.27
Average List Price	\$636,079	\$569,449	11.70	\$464,534	\$449,911	3.25
Median List Price	\$459,000	\$414,468	10.74	\$359,900	\$350,000	2.83
Average Sale Price	\$405,466	\$362,115	11.97	\$375,271	\$346,513	8.30
Median Sale Price	\$355,000	\$313,700	13.17	\$330,000	\$309,000	6.80
Average CDOM	57	64	-10.94	65	67	-2.99
Median CDOM	15	22	-31.82	21	25	-16.00

	Sold Listings			Year to Date		
	This Month		% Chg	Year to Date		% Chg
	2020	2019		2020	2019	
0-99,999	4	3	33.3	12	22	-45.5
100,000-149,999	3	13	-76.9	32	50	-36.0
150,000-199,999	15	18	-16.7	92	160	-42.5
200,000-249,999	41	54	-24.1	238	350	-32.0
250,000-299,999	70	82	-14.6	374	440	-15.0
300,000-349,999	65	49	32.7	368	316	16.5
350,000-399,999	48	42	14.3	245	260	-5.8
400,000-449,999	50	27	85.2	179	164	9.1
450,000-499,999	23	21	9.5	126	103	22.3
500,000-549,999	21	13	61.5	89	80	11.3
550,000-599,999	23	15	53.3	71	66	7.6
600,000-649,999	4	8	-50.0	30	46	-34.8
650,000-699,999	11	5	120.0	33	30	10.0
700,000-749,999	5	7	-28.6	16	13	23.1
750,000-799,999	8	2	300.0	22	13	69.2
800,000-849,999	1	3	-66.7	11	10	10.0
850,000-899,999	0	1	-100.0	8	9	-11.1
900,000-949,999	5	2	150.0	7	5	40.0
950,000-999,999	1	2	-50.0	6	3	100.0
1,000,000-1,099,999	1	1	0.0	9	3	200.0
1,100,000-1,199,999	6	1	500.0	11	1	1000.0
1,200,000-1,299,999	0	0	0.0	5	1	400.0
1,300,000-1,399,999	0	0	0.0	0	3	-100.0
1,400,000-1,499,999	3	1	200.0	3	2	50.0
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	1	0	N/A
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	408	370	10.3	1989	2155	-7.7

	Pending Listings			Year to Date		
	This Month		% Chg	Year to Date		% Chg
	2020	2019		2020	2019	
0-99,999	2	1	100.0	10	16	-37.5
100,000-149,999	5	9	-44.4	35	44	-20.5
150,000-199,999	24	19	26.3	116	160	-27.5
200,000-249,999	40	51	-21.6	265	375	-29.3
250,000-299,999	83	82	1.2	436	485	-10.1
300,000-349,999	65	62	4.8	425	333	27.6
350,000-399,999	60	38	57.9	295	285	3.5
400,000-449,999	43	35	22.9	203	192	5.7
450,000-499,999	43	24	79.2	177	133	33.1
500,000-549,999	25	12	108.3	103	91	13.2
550,000-599,999	21	20	5.0	94	86	9.3
600,000-649,999	13	6	116.7	44	42	4.8
650,000-699,999	15	6	150.0	49	48	2.1
700,000-749,999	8	2	300.0	27	16	68.8
750,000-799,999	8	3	166.7	26	15	73.3
800,000-849,999	4	0	N/A	9	11	-18.2
850,000-899,999	7	2	250.0	27	17	58.8
900,000-949,999	0	2	-100.0	3	4	-25.0
950,000-999,999	3	0	N/A	11	8	37.5
1,000,000-1,099,999	1	1	0.0	7	2	250.0
1,100,000-1,199,999	3	1	200.0	11	4	175.0
1,200,000-1,299,999	3	2	50.0	9	5	80.0
1,300,000-1,399,999	0	0	0.0	2	2	0.0
1,400,000-1,499,999	1	0	N/A	2	2	0.0
1,500,000-1,599,999	0	0	0.0	2	4	-50.0
1,600,000-1,699,999	0	0	0.0	1	1	0.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	0	0	0.0	1	0	N/A
1,900,000-1,999,999	0	1	-100.0	0	2	-100.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	1	0	N/A	1	1	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
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	479	379	26.4	2393	2384	0.4

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	4	7	-42.9	24	24		0.0	0-99,999	2	0	N/A	13
100,000-149,999	11	22	-50.0	52	71	-26.8	100,000-149,999	7	8	-12.5	34	57	-40.4
150,000-199,999	28	62	-54.8	167	239	-30.1	150,000-199,999	20	22	-9.1	125	186	-32.8
200,000-249,999	32	106	-69.8	345	548	-37.0	200,000-249,999	38	72	-47.2	259	445	-41.8
250,000-299,999	53	178	-70.2	546	716	-23.7	250,000-299,999	89	90	-1.1	468	595	-21.3
300,000-349,999	66	159	-58.5	565	569	-0.7	300,000-349,999	73	74	-1.4	452	448	0.9
350,000-399,999	72	148	-51.4	430	514	-16.3	350,000-399,999	49	66	-25.8	324	385	-15.8
400,000-449,999	57	113	-49.6	286	329	-13.1	400,000-449,999	32	37	-13.5	224	256	-12.5
450,000-499,999	57	115	-50.4	262	293	-10.6	450,000-499,999	39	19	105.3	207	209	-1.0
500,000-549,999	35	78	-55.1	166	202	-17.8	500,000-549,999	20	17	17.6	128	149	-14.1
550,000-599,999	22	73	-69.9	139	192	-27.6	550,000-599,999	21	15	40.0	103	135	-23.7
600,000-649,999	26	54	-51.9	75	119	-37.0	600,000-649,999	8	9	-11.1	52	80	-35.0
650,000-699,999	39	51	-23.5	107	114	-6.1	650,000-699,999	15	7	114.3	74	74	0.0
700,000-749,999	14	19	-26.3	53	53	0.0	700,000-749,999	6	5	20.0	43	34	26.5
750,000-799,999	18	38	-52.6	55	70	-21.4	750,000-799,999	5	8	-37.5	35	49	-28.6
800,000-849,999	9	22	-59.1	27	39	-30.8	800,000-849,999	4	3	33.3	14	28	-50.0
850,000-899,999	14	29	-51.7	51	58	-12.1	850,000-899,999	5	3	66.7	31	35	-11.4
900,000-949,999	4	8	-50.0	14	17	-17.6	900,000-949,999	4	1	300.0	11	13	-15.4
950,000-999,999	18	21	-14.3	37	37	0.0	950,000-999,999	2	3	-33.3	22	22	0.0
1,000,000-1,099,999	7	14	-50.0	19	19	0.0	1,000,000-1,099,999	2	1	100.0	11	10	10.0
1,100,000-1,199,999	11	17	-35.3	25	28	-10.7	1,100,000-1,199,999	2	2	0.0	18	16	12.5
1,200,000-1,299,999	17	21	-19.0	32	30	6.7	1,200,000-1,299,999	2	2	0.0	12	23	-47.8
1,300,000-1,399,999	8	7	14.3	13	13	0.0	1,300,000-1,399,999	2	2	0.0	7	5	40.0
1,400,000-1,499,999	2	3	-33.3	8	10	-20.0	1,400,000-1,499,999	2	1	100.0	5	5	0.0
1,500,000-1,599,999	6	9	-33.3	13	18	-27.8	1,500,000-1,599,999	0	1	-100.0	7	6	16.7
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	1	1	0.0	3	2	50.0	1,700,000-1,799,999	0	0	0.0	1	0	N/A
1,800,000-1,899,999	3	2	50.0	7	2	250.0	1,800,000-1,899,999	1	0	N/A	4	2	100.0
1,900,000-1,999,999	0	6	-100.0	3	7	-57.1	1,900,000-1,999,999	0	0	0.0	1	5	-80.0
2,000,000-2,249,999	1	6	-83.3	2	8	-75.0	2,000,000-2,249,999	0	0	0.0	1	1	0.0
2,250,000-2,499,999	6	6	0.0	9	10	-10.0	2,250,000-2,499,999	2	0	N/A	6	5	20.0
2,500,000-2,749,999	3	4	-25.0	6	6	0.0	2,500,000-2,749,999	0	1	-100.0	2	4	-50.0
2,750,000-2,999,999	0	4	-100.0	1	5	-80.0	2,750,000-2,999,999	0	0	0.0	0	2	-100.0
3,000,000-3,249,999	4	2	100.0	5	2	150.0	3,000,000-3,249,999	0	0	0.0	3	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	4	2	100.0	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	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	0	0.0	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+	2	8	-75.0	7	9	-22.2	5,000,000+	0	1	-100.0	0	4	-100.0
Totals	659	1422	-53.7	3566	4383	-18.6	Totals	453	470	-3.6	2703	3312	-18.4

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Jackson Co Year Over Year Comparison

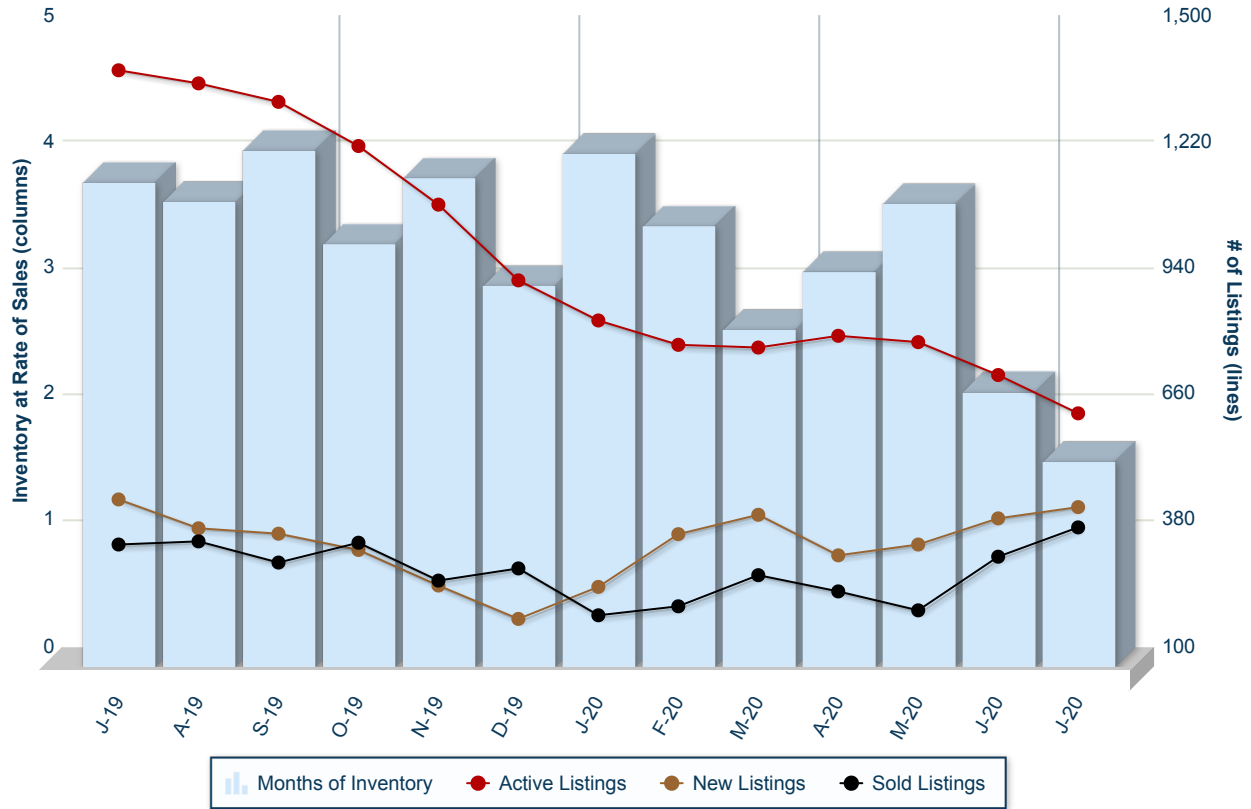
Activity between 7/1/2020 and 7/31/2020

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	11	4	-63	0	1	+	1	1	0	2	0	-	927,000	0	-	463,500	0	-	463,500	0	-	97	0	-
Ashland	370	227	-38	72	70	-2	48	67	+39	44	66	+50	21,672,800	34,682,871	+60	492,563	525,498	+6	459,900	464,950	+1	97	97	0
Central Point	190	117	-38	57	56	-1	48	55	+14	42	58	+38	13,838,400	22,136,602	+59	329,485	381,665	+15	282,700	353,450	+25	98	97	-1
Eagle Point	159	105	-33	35	47	+34	27	51	+88	29	30	+3	9,937,670	13,058,500	+31	342,678	435,283	+27	302,500	392,500	+29	97	97	0
Gold Hill	62	38	-38	11	11	0	13	17	+30	6	9	+50	2,227,300	2,745,500	+23	371,216	305,055	-17	385,450	296,000	-	99	98	-1
Jacksonville	116	51	-56	18	13	-27	18	18	0	13	19	+46	5,480,400	9,531,250	+73	421,569	501,644	+18	414,000	435,000	+5	96	93	-3
Medford	650	381	-41	201	179	-10	169	190	+12	174	157	-9	59,123,224	57,852,597	-2	339,788	368,487	+8	297,500	318,000	+6	98	99	+1
Phoenix	36	15	-58	7	3	-57	5	6	+20	4	5	+25	1,160,399	2,039,000	+75	290,099	407,800	+40	296,700	395,000	+33	100	97	-3
Rogue River	74	39	-47	14	15	+7	14	18	+28	12	13	+8	3,334,550	5,613,000	+68	277,879	431,769	+55	278,375	400,000	+43	99	98	-1
Shady Cove	38	22	-42	6	6	0	3	10	+233	6	6	0	2,223,000	2,106,500	-5	370,500	351,083	-5	305,000	365,000	+19	97	97	0
Talent	59	47	-20	13	15	+15	7	10	+42	11	13	+18	4,467,400	4,612,800	+3	406,127	354,830	-12	379,000	333,900	-	97	100	+3
White City	63	40	-36	26	23	-11	19	25	+31	17	17	0	5,799,300	4,521,700	-22	341,135	265,982	-22	250,000	259,900	+3	97	98	+1
Totals	1828	1086	-41	460	439	-5	372	468	+26	360	393	+9	130,191,443	158,900,320	+22	361,643	404,327	+12	313,700	355,000	+13	98	98	0
Grand Totals	1,828	1,086	-41	460	439	-5	372	468	+26	360	393	+9	130,191,443	158,900,320	+22	361,643	404,327	+12	313,700	355,000	+13	98	98	0

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Jackson Co Inventory July 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
Jul - 2020	661	453	408	1.62
Jun - 2020	746	428	343	2.17
May - 2020	819	370	224	3.66
Apr - 2020	833	346	266	3.13
Mar - 2020	807	436	302	2.67
Feb - 2020	813	393	233	3.49
Jan - 2020	867	276	213	4.07
Dec - 2019	956	205	317	3.02
Nov - 2019	1,124	279	290	3.88
Oct - 2019	1,254	358	374	3.35
Sep - 2019	1,352	394	330	4.10
Aug - 2019	1,393	406	377	3.69
Jul - 2019	1,422	470	370	3.84

Keybox Activity Report



Keybox Accesses	Jul 19	Jul 20	Change
	11179	9558	-14.5%

