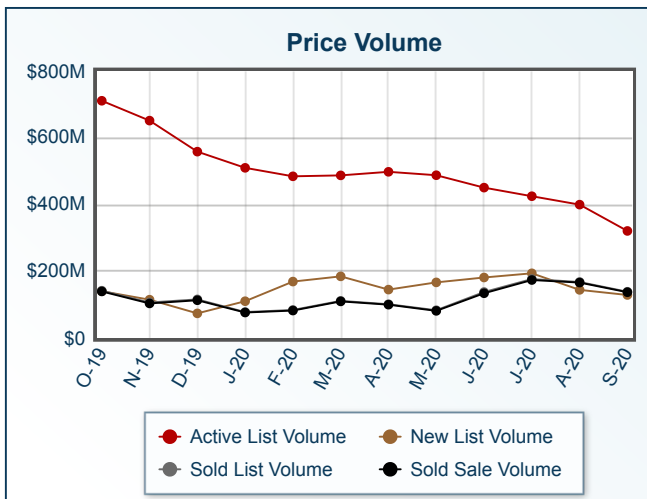
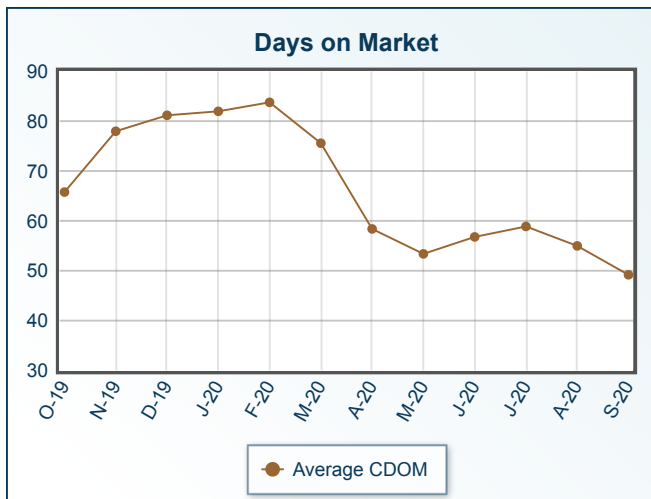
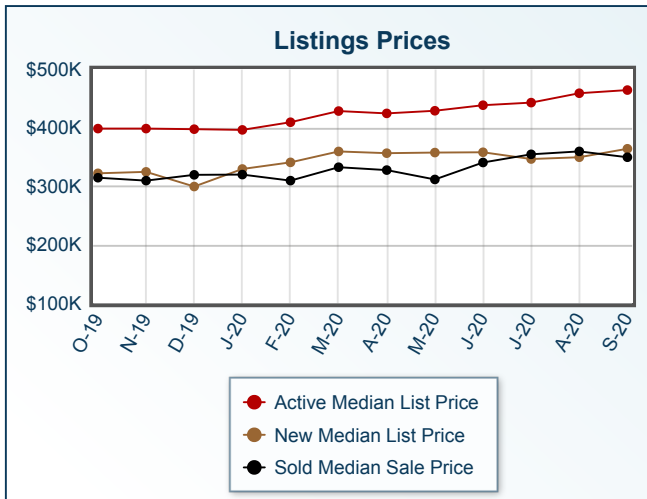
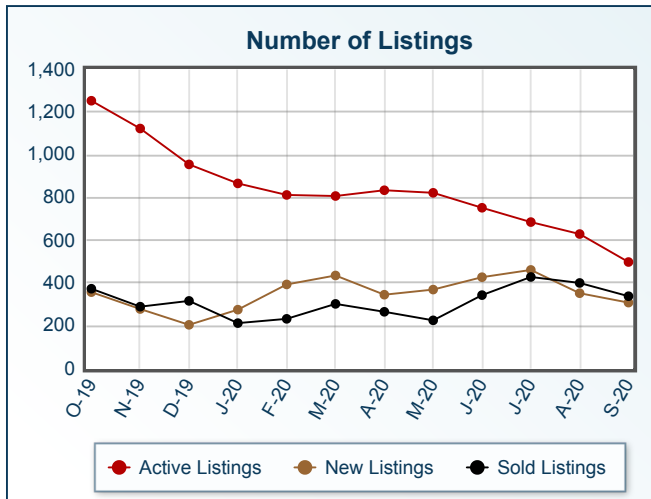


# Market Summary

Jackson Co Residential, September 2020



Summary Statistics						
	Sep-20	Sep-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	1.61	4.39	-63.33	2.37	4.14	-42.75
Average List Price	\$643,511	\$567,486	13.40	\$454,961	\$439,810	3.44
Median List Price	\$464,900	\$400,000	16.23	\$359,900	\$349,900	2.86
Average Sale Price	\$404,416	\$348,637	16.00	\$384,765	\$350,640	9.73
Median Sale Price	\$350,000	\$310,000	12.90	\$338,850	\$311,000	8.95
Average CDOM	49	67	-26.87	62	66	-6.06
Median CDOM	12	31	-61.29	18	27	-33.33

Sold Listings	This Month			Year to Date			Pending Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg		2020	2019	% Chg	2020	2019	% Chg
	0-99,999	3	0	N/A	16	25		-36.0	0-99,999	2	1	100.0	12
100,000-149,999	8	12	-33.3	48	68	-29.4	100,000-149,999	7	5	40.0	49	54	-9.3
150,000-199,999	7	17	-58.8	119	194	-38.7	150,000-199,999	14	18	-22.2	142	196	-27.6
200,000-249,999	33	57	-42.1	301	448	-32.8	200,000-249,999	32	55	-41.8	332	487	-31.8
250,000-299,999	49	66	-25.8	499	581	-14.1	250,000-299,999	58	68	-14.7	552	603	-8.5
300,000-349,999	69	50	38.0	496	432	14.8	300,000-349,999	69	61	13.1	554	454	22.0
350,000-399,999	43	39	10.3	344	341	0.9	350,000-399,999	59	41	43.9	396	364	8.8
400,000-449,999	38	25	52.0	261	229	14.0	400,000-449,999	47	24	95.8	284	247	15.0
450,000-499,999	22	21	4.8	176	146	20.5	450,000-499,999	37	15	146.7	231	175	32.0
500,000-549,999	12	12	0.0	134	109	22.9	500,000-549,999	19	18	5.6	134	121	10.7
550,000-599,999	19	8	137.5	102	91	12.1	550,000-599,999	15	7	114.3	130	113	15.0
600,000-649,999	6	8	-25.0	51	64	-20.3	600,000-649,999	12	10	20.0	61	59	3.4
650,000-699,999	4	3	33.3	46	38	21.1	650,000-699,999	9	7	28.6	68	61	11.5
700,000-749,999	6	3	100.0	33	20	65.0	700,000-749,999	2	3	-33.3	36	19	89.5
750,000-799,999	5	2	150.0	30	15	100.0	750,000-799,999	3	3	0.0	33	20	65.0
800,000-849,999	3	2	50.0	18	13	38.5	800,000-849,999	0	2	-100.0	10	14	-28.6
850,000-899,999	1	1	0.0	16	14	14.3	850,000-899,999	5	3	66.7	32	22	45.5
900,000-949,999	2	0	N/A	10	7	42.9	900,000-949,999	1	1	0.0	6	7	-14.3
950,000-999,999	3	0	N/A	11	4	175.0	950,000-999,999	7	0	N/A	22	9	144.4
1,000,000-1,099,999	1	3	-66.7	13	7	85.7	1,000,000-1,099,999	0	2	-100.0	10	5	100.0
1,100,000-1,199,999	2	1	100.0	14	2	600.0	1,100,000-1,199,999	3	1	200.0	14	6	133.3
1,200,000-1,299,999	0	0	0.0	5	2	150.0	1,200,000-1,299,999	0	0	0.0	10	5	100.0
1,300,000-1,399,999	0	0	0.0	0	3	-100.0	1,300,000-1,399,999	1	0	N/A	4	2	100.0
1,400,000-1,499,999	1	0	N/A	5	3	66.7	1,400,000-1,499,999	2	0	N/A	5	2	150.0
1,500,000-1,599,999	0	0	0.0	0	3	-100.0	1,500,000-1,599,999	0	1	-100.0	4	5	-20.0
1,600,000-1,699,999	0	0	0.0	1	2	-50.0	1,600,000-1,699,999	1	0	N/A	2	1	100.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A	1,700,000-1,799,999	0	0	0.0	1	0	N/A
1,800,000-1,899,999	0	0	0.0	1	0	N/A	1,800,000-1,899,999	0	0	0.0	3	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	3	-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	1	1	0.0	2,250,000-2,499,999	1	1	0.0	3	2	50.0
2,500,000-2,749,999	1	0	N/A	1	0	N/A	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	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	1	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	3,500,000-3,749,999	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	1	0	N/A	1	0	N/A
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	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	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	339	330	2.7	2754	2862	-3.8	Totals	407	348	17.0	3143	3074	2.2

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	6	-33.3	26	28		-7.1	0-99,999	2	1	100.0	15
100,000-149,999	12	19	-36.8	70	81	-13.6	100,000-149,999	6	4	50.0	52	67	-22.4
150,000-199,999	20	64	-68.7	188	294	-36.1	150,000-199,999	10	25	-60.0	146	241	-39.4
200,000-249,999	22	115	-80.9	409	673	-39.2	200,000-249,999	24	60	-60.0	323	570	-43.3
250,000-299,999	42	154	-72.7	643	839	-23.4	250,000-299,999	36	57	-36.8	564	718	-21.4
300,000-349,999	53	144	-63.2	694	699	-0.7	300,000-349,999	67	66	1.5	582	578	0.7
350,000-399,999	44	167	-73.7	520	620	-16.1	350,000-399,999	48	65	-26.2	414	491	-15.7
400,000-449,999	45	114	-60.5	362	395	-8.4	400,000-449,999	35	29	20.7	300	322	-6.8
450,000-499,999	37	108	-65.7	300	351	-14.5	450,000-499,999	23	29	-20.7	245	267	-8.2
500,000-549,999	24	66	-63.6	186	227	-18.1	500,000-549,999	9	10	-10.0	149	175	-14.9
550,000-599,999	26	61	-57.4	178	220	-19.1	550,000-599,999	10	10	0.0	140	162	-13.6
600,000-649,999	25	45	-44.4	97	129	-24.8	600,000-649,999	7	8	-12.5	74	90	-17.8
650,000-699,999	20	44	-54.5	121	127	-4.7	650,000-699,999	11	10	10.0	89	87	2.3
700,000-749,999	9	15	-40.0	58	58	0.0	700,000-749,999	2	4	-50.0	48	39	23.1
750,000-799,999	14	34	-58.8	66	74	-10.8	750,000-799,999	4	0	N/A	45	53	-15.1
800,000-849,999	9	22	-59.1	28	42	-33.3	800,000-849,999	2	1	100.0	16	31	-48.4
850,000-899,999	17	29	-41.4	56	65	-13.8	850,000-899,999	1	4	-75.0	36	42	-14.3
900,000-949,999	9	7	28.6	18	19	-5.3	900,000-949,999	1	1	0.0	15	15	0.0
950,000-999,999	8	23	-65.2	42	43	-2.3	950,000-999,999	4	2	100.0	27	28	-3.6
1,000,000-1,099,999	4	12	-66.7	20	22	-9.1	1,000,000-1,099,999	0	1	-100.0	12	13	-7.7
1,100,000-1,199,999	9	15	-40.0	26	32	-18.7	1,100,000-1,199,999	2	0	N/A	19	20	-5.0
1,200,000-1,299,999	11	22	-50.0	33	34	-2.9	1,200,000-1,299,999	1	1	0.0	13	27	-51.9
1,300,000-1,399,999	6	8	-25.0	14	14	0.0	1,300,000-1,399,999	0	0	0.0	8	6	33.3
1,400,000-1,499,999	1	2	-50.0	8	12	-33.3	1,400,000-1,499,999	0	2	-100.0	5	7	-28.6
1,500,000-1,599,999	4	10	-60.0	16	20	-20.0	1,500,000-1,599,999	2	1	100.0	10	8	25.0
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	1	2	-50.0	3	3	0.0	1,700,000-1,799,999	0	1	-100.0	1	1	0.0
1,800,000-1,899,999	3	2	50.0	8	3	166.7	1,800,000-1,899,999	1	0	N/A	5	3	66.7
1,900,000-1,999,999	0	5	-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	3	5	-40.0	4	9	-55.6	2,000,000-2,249,999	0	1	-100.0	2	2	0.0
2,250,000-2,499,999	3	6	-50.0	9	11	-18.2	2,250,000-2,499,999	0	1	-100.0	7	6	16.7
2,500,000-2,749,999	1	5	-80.0	6	6	0.0	2,500,000-2,749,999	0	0	0.0	2	4	-50.0
2,750,000-2,999,999	0	3	-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	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	3	2	50.0	3	2	50.0	3,750,000-3,999,999	0	0	0.0	2	0	N/A
4,000,000-4,249,999	0	0	0.0	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	0	0.0	0	4	-100.0
Totals	499	1352	-63.1	4237	5183	-18.3	Totals	309	394	-21.6	3374	4112	-17.9

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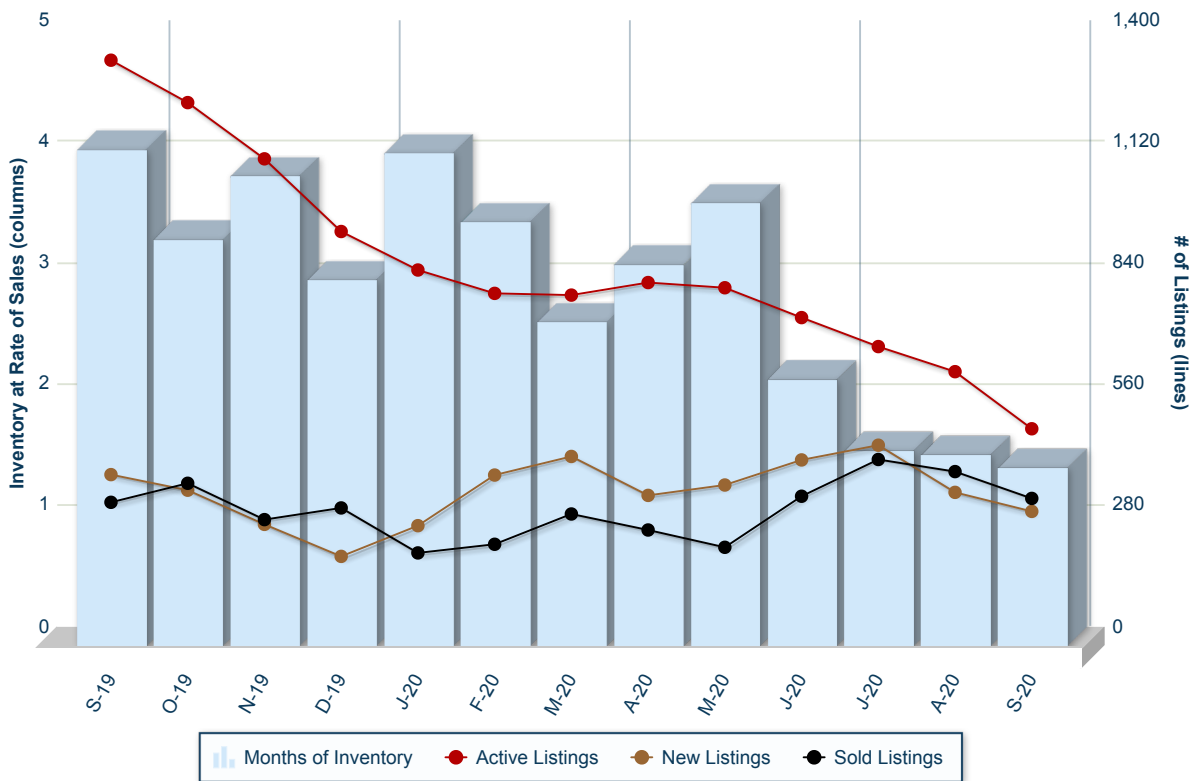
# Jackson Co Year Over Year Comparison

Activity between 9/1/2020 and 9/30/2020

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	11	3	-72	1	0	-	1	0	-	1	1	0	1,000,000	163,000	-83	1,000,000	163,000	-83	1,000,000	163,000	-	90	100	+11
Ashland	344	166	-51	61	47	-22	34	64	+88	39	45	+15	20,886,936	27,018,191	+29	535,562	600,404	+12	496,500	525,000	+5	97	99	+2
Central Point	170	89	-47	40	43	+7	49	61	+24	45	42	-6	14,749,895	15,551,027	+5	327,775	370,262	+12	295,000	338,167	+14	98	98	0
Eagle Point	150	73	-51	33	25	-24	39	37	-5	29	27	-6	10,022,644	11,173,607	+11	345,608	413,837	+19	330,000	400,000	+21	96	99	+3
Gold Hill	48	29	-39	10	6	-40	10	6	-40	6	10	+66	1,917,000	6,932,185	+261	319,500	693,218	+116	335,000	552,392	+64	96	96	0
Jacksonville	104	39	-62	13	10	-23	10	10	0	16	14	-12	6,173,300	6,811,450	+10	385,831	486,532	+26	346,500	534,500	+54	96	98	+2
Medford	590	308	-47	167	139	-16	155	169	+9	140	141	+0	44,513,621	49,565,815	+11	317,954	351,530	+10	286,250	332,000	+15	98	99	+1
Phoenix	29	13	-55	8	6	-25	4	8	+100	7	3	-57	2,084,776	1,039,500	-50	297,825	346,500	+16	270,000	332,500	+23	96	99	+3
Rogue River	74	35	-52	8	10	+25	11	15	+36	10	9	-10	3,542,111	3,567,800	+0	354,211	396,422	+11	372,500	418,800	+12	98	98	0
Shady Cove	37	19	-48	7	2	-71	7	3	-57	5	4	-20	1,539,000	1,465,900	-4	307,800	366,475	+19	258,000	385,500	+49	97	102	+5
Talent	67	39	-41	11	10	-9	6	15	+150	5	12	+140	1,602,000	4,685,900	+192	320,400	390,491	+21	327,000	372,000	+13	96	99	+3
White City	57	24	-57	22	9	-59	14	10	-28	22	23	+4	5,834,850	7,267,600	+24	265,220	315,982	+19	232,000	270,000	+16	98	96	-2
<b>Totals</b>	<b>1681</b>	<b>837</b>	<b>-50</b>	<b>381</b>	<b>307</b>	<b>-19</b>	<b>340</b>	<b>398</b>	<b>+17</b>	<b>325</b>	<b>331</b>	<b>+2</b>	<b>113,866,133</b>	<b>135,241,976</b>	<b>+19</b>	<b>350,357</b>	<b>408,586</b>	<b>+17</b>	<b>310,000</b>	<b>351,000</b>	<b>+13</b>	<b>98</b>	<b>99</b>	<b>+1</b>
<b>Grand Totals</b>	<b>1,681</b>	<b>837</b>	<b>-50</b>	<b>381</b>	<b>307</b>	<b>-19</b>	<b>340</b>	<b>398</b>	<b>+17</b>	<b>325</b>	<b>331</b>	<b>+2</b>	<b>113,866,133</b>	<b>135,241,976</b>	<b>+19</b>	<b>350,357</b>	<b>408,586</b>	<b>+17</b>	<b>310,000</b>	<b>351,000</b>	<b>+13</b>	<b>98</b>	<b>99</b>	<b>+1</b>

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# Jackson Co Inventory September 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
Sep - 2020	500	309	339	1.47
Aug - 2020	632	353	401	1.58
Jul - 2020	690	462	429	1.61
Jun - 2020	757	428	344	2.20
May - 2020	826	370	226	3.65
Apr - 2020	838	346	266	3.15
Mar - 2020	809	436	303	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

# Keybox Activity Report



Keybox Accesses	Sep 19	Sep 20	Change
	9480	7088	-25.2%

