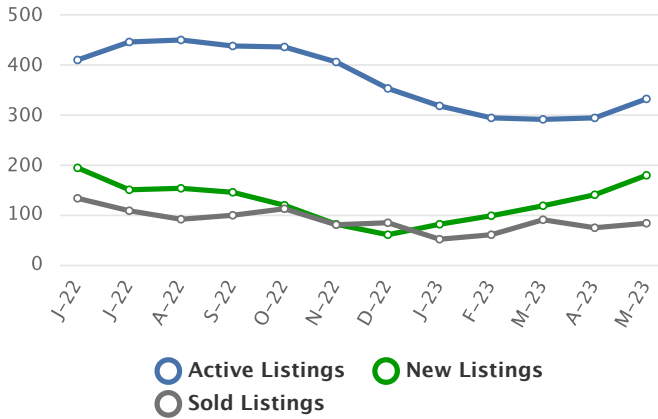


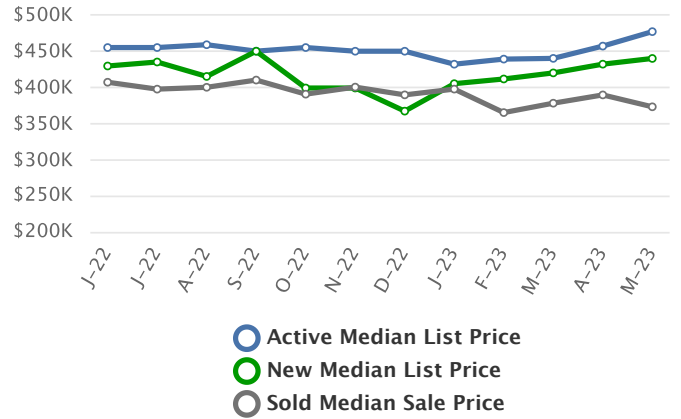
Market Summary

Josephine Residential, May 2023

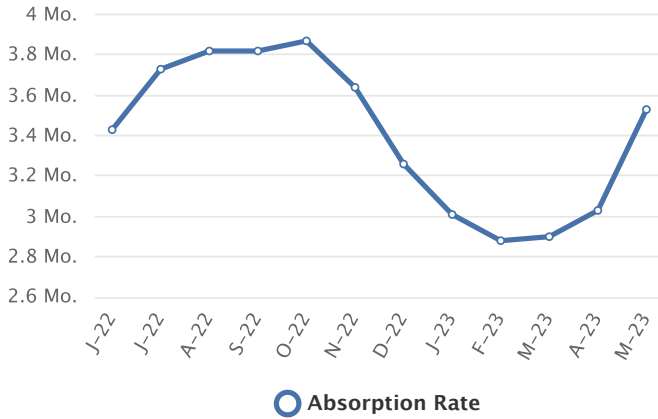
Number of Listings



Listing Prices



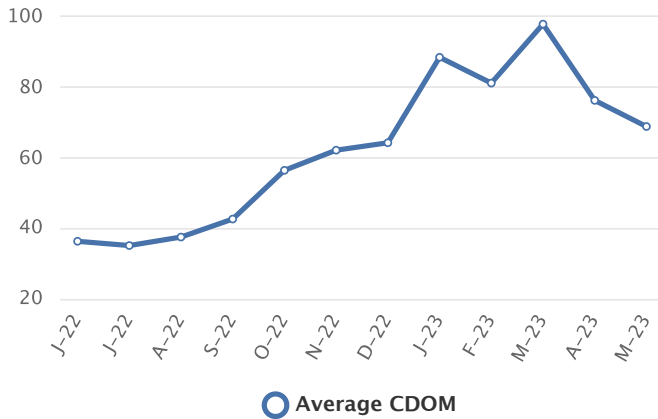
Absorption Rate, in Months



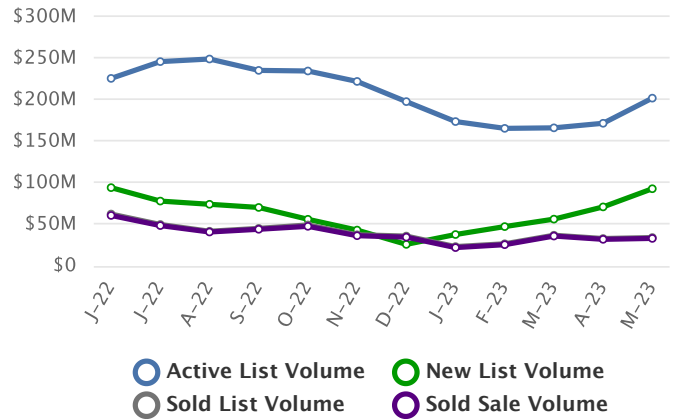
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	May-23	May-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	3.53	3.04	16.12	3.07	2.45	25.31
Average List Price	\$607,526	\$550,859	10.29	\$515,373	\$503,605	2.34
Median List Price	\$477,000	\$450,000	6.00	\$425,000	\$428,999	-0.93
Average Sale Price	\$399,667	\$446,213	-10.43	\$416,224	\$448,291	-7.15
Median Sale Price	\$373,000	\$410,000	-9.02	\$380,000	\$405,000	-6.17
Average CDOM	68	31	119.35	82	43	90.70
Median CDOM	22	8	175.00	51	16	218.75

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	0	2	-100.0
100,000-149,999	1	4	-75.0	6	8	-25.0
150,000-199,999	4	4	0.0	11	11	0.0
200,000-249,999	4	6	-33.3	16	23	-30.4
250,000-299,999	9	12	-25.0	40	39	2.6
300,000-349,999	12	16	-25.0	51	80	-36.2
350,000-399,999	18	25	-28.0	84	101	-16.8
400,000-449,999	13	23	-43.5	48	74	-35.1
450,000-499,999	7	12	-41.7	26	55	-52.7
500,000-549,999	6	11	-45.5	20	41	-51.2
550,000-599,999	2	13	-84.6	14	37	-62.2
600,000-649,999	2	4	-50.0	12	23	-47.8
650,000-699,999	1	5	-80.0	9	18	-50.0
700,000-749,999	0	3	-100.0	3	9	-66.7
750,000-799,999	2	4	-50.0	2	10	-80.0
800,000-849,999	0	3	-100.0	4	11	-63.6
850,000-899,999	1	0	N/A	3	4	-25.0
900,000-949,999	1	1	0.0	2	3	-33.3
950,000-999,999	0	1	-100.0	2	2	0.0
1,000,000-1,099,999	0	0	0.0	1	1	0.0

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	0	N/A	1	0	N/A
100,000-149,999	1	1	0.0	4	4	0.0
150,000-199,999	6	3	100.0	20	13	53.8
200,000-249,999	7	7	0.0	18	24	-25.0
250,000-299,999	11	10	10.0	47	50	-6.0
300,000-349,999	10	12	-16.7	57	73	-21.9
350,000-399,999	26	26	0.0	102	123	-17.1
400,000-449,999	20	23	-13.0	59	80	-26.2
450,000-499,999	14	7	100.0	42	58	-27.6
500,000-549,999	10	6	66.7	21	29	-27.6
550,000-599,999	6	12	-50.0	23	48	-52.1
600,000-649,999	1	0	N/A	12	20	-40.0
650,000-699,999	2	3	-33.3	13	19	-31.6
700,000-749,999	3	2	50.0	7	7	0.0
750,000-799,999	4	2	100.0	8	10	-20.0
800,000-849,999	1	1	0.0	4	10	-60.0
850,000-899,999	2	3	-33.3	5	7	-28.6
900,000-949,999	0	0	0.0	0	2	-100.0
950,000-999,999	1	0	N/A	5	3	66.7
1,000,000-1,099,999	0	1	-100.0	2	2	0.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	0	0	0.0	2	2	0.0
1,200,000-1,299,999	0	1	-100.0	1	3	-66.7
1,300,000-1,399,999	0	0	0.0	1	1	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	1	-100.0
1,600,000-1,699,999	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
1,900,000-1,999,999	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	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
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	83	148	-43.9	358	559	-36.0

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	1	0	N/A	2	0	N/A
1,200,000-1,299,999	0	0	0.0	0	4	-100.0
1,300,000-1,399,999	0	1	-100.0	0	3	-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	2	0	N/A
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	1	-100.0	0	1	-100.0
1,800,000-1,899,999	0	0	0.0	0	1	-100.0
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	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
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	127	121	5.0	454	592	-23.3

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	0	N/A	1	0	N/A
100,000-149,999	0	2	-100.0	5	6	-16.7
150,000-199,999	12	9	33.3	35	30	16.7
200,000-249,999	12	15	-20.0	39	40	-2.5
250,000-299,999	24	39	-38.5	80	97	-17.5
300,000-349,999	24	33	-27.3	96	116	-17.2
350,000-399,999	44	47	-6.4	162	183	-11.5
400,000-449,999	32	30	6.7	107	122	-12.3
450,000-499,999	31	31	0.0	92	102	-9.8
500,000-549,999	25	17	47.1	60	56	7.1
550,000-599,999	23	31	-25.8	53	98	-45.9
600,000-649,999	15	12	25.0	33	40	-17.5
650,000-699,999	15	15	0.0	34	43	-20.9
700,000-749,999	8	8	0.0	19	18	5.6
750,000-799,999	14	11	27.3	30	25	20.0
800,000-849,999	4	12	-66.7	10	25	-60.0
850,000-899,999	6	8	-25.0	16	17	-5.9
900,000-949,999	2	1	100.0	4	5	-20.0
950,000-999,999	6	8	-25.0	14	12	16.7
1,000,000-1,099,999	2	3	-33.3	5	6	-16.7
1,100,000-1,199,999	5	3	66.7	6	4	50.0
1,200,000-1,299,999	7	4	75.0	9	10	-10.0
1,300,000-1,399,999	3	6	-50.0	4	11	-63.6
1,400,000-1,499,999	5	1	400.0	5	2	150.0
1,500,000-1,599,999	0	3	-100.0	2	4	-50.0
1,600,000-1,699,999	2	1	100.0	2	2	0.0
1,700,000-1,799,999	2	1	100.0	3	2	50.0
1,800,000-1,899,999	2	1	100.0	2	2	0.0
1,900,000-1,999,999	0	1	-100.0	1	2	-50.0
2,000,000-2,249,999	0	1	-100.0	1	2	-50.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	1	0	N/A
100,000-149,999	0	0	0.0	4	5	-20.0
150,000-199,999	6	4	50.0	23	19	21.1
200,000-249,999	5	7	-28.6	23	31	-25.8
250,000-299,999	11	15	-26.7	51	76	-32.9
300,000-349,999	16	19	-15.8	68	96	-29.2
350,000-399,999	30	24	25.0	106	141	-24.8
400,000-449,999	29	28	3.6	75	106	-29.2
450,000-499,999	17	14	21.4	57	79	-27.8
500,000-549,999	19	11	72.7	41	49	-16.3
550,000-599,999	6	21	-71.4	32	75	-57.3
600,000-649,999	6	4	50.0	26	33	-21.2
650,000-699,999	6	7	-14.3	27	30	-10.0
700,000-749,999	4	3	33.3	9	15	-40.0
750,000-799,999	8	6	33.3	19	19	0.0
800,000-849,999	1	1	0.0	5	14	-64.3
850,000-899,999	4	2	100.0	11	11	0.0
900,000-949,999	0	2	-100.0	4	4	0.0
950,000-999,999	3	4	-25.0	9	8	12.5
1,000,000-1,099,999	0	0	0.0	1	2	-50.0
1,100,000-1,199,999	1	0	N/A	5	2	150.0
1,200,000-1,299,999	2	2	0.0	8	6	33.3
1,300,000-1,399,999	1	0	N/A	2	8	-75.0
1,400,000-1,499,999	2	0	N/A	3	1	200.0
1,500,000-1,599,999	0	1	-100.0	0	2	-100.0
1,600,000-1,699,999	0	0	0.0	1	0	N/A
1,700,000-1,799,999	0	0	0.0	1	2	-50.0
1,800,000-1,899,999	0	0	0.0	0	1	-100.0
1,900,000-1,999,999	1	1	0.0	1	2	-50.0
2,000,000-2,249,999	0	1	-100.0	1	2	-50.0

Active Listings

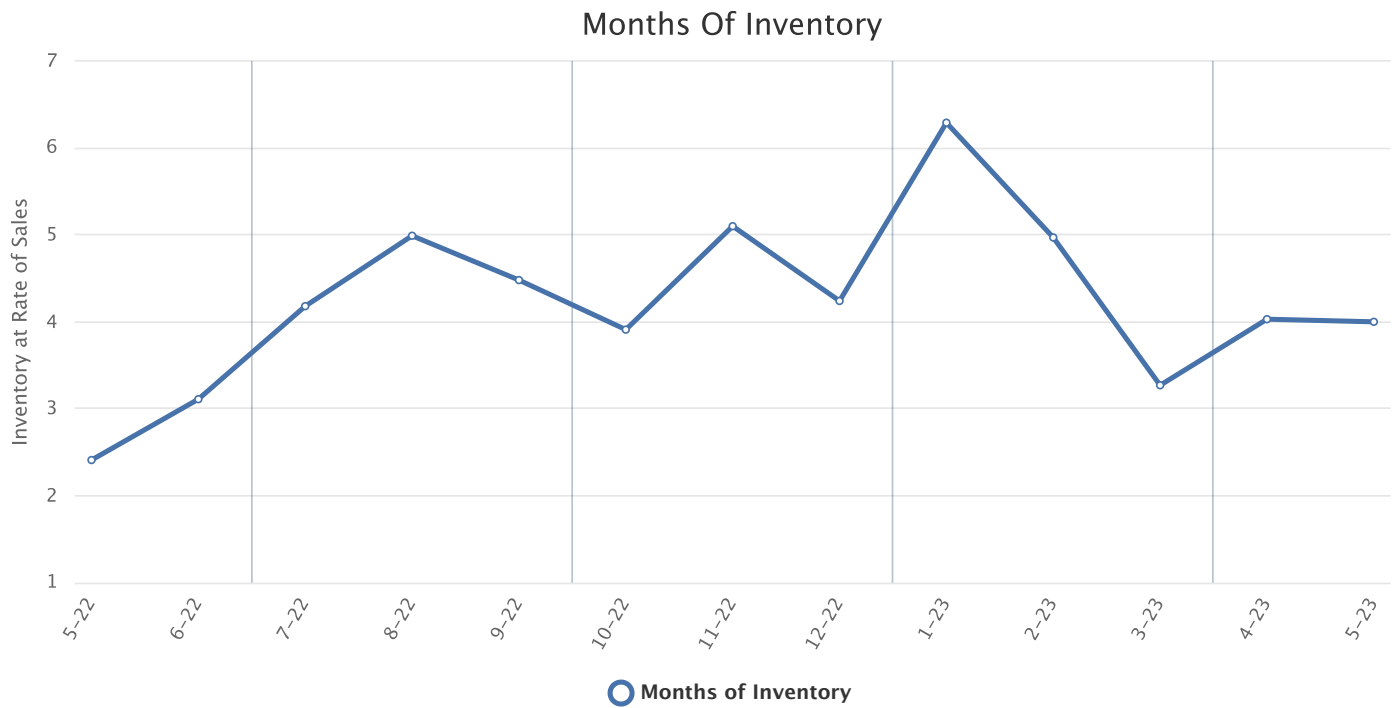
	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	1	0	N/A	1	0	N/A
2,500,000-2,749,999	2	1	100.0	2	1	100.0
2,750,000-2,999,999	1	0	N/A	1	0	N/A
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	1	0	N/A
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	1	0	N/A	1	0	N/A
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
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	332	355	-6.5	937	1083	-13.5

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	1	0	N/A	1	1	0.0
2,750,000-2,999,999	0	0	0.0	1	0	N/A
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	179	177	1.1	616	840	-26.7

Market Trends for May 2022 - May 2023

Filters: Property type Residential; County of 'Josephine'.



	Months Inventory
May - 2023	4.00
Apr - 2023	4.03
Mar - 2023	3.27
Feb - 2023	4.97
Jan - 2023	6.29
Dec - 2022	4.24
Nov - 2022	5.10
Oct - 2022	3.91
Sep - 2022	4.48
Aug - 2022	4.99
Jul - 2022	4.18
Jun - 2022	3.11
May - 2022	2.41

Keybox Activity Report

Note: Keybox activity splits approximately 75% Jackson County, 25% Josephine County.

Keybox Accesses	May 22	May 23	Change
	8296	7004	-15.6%

