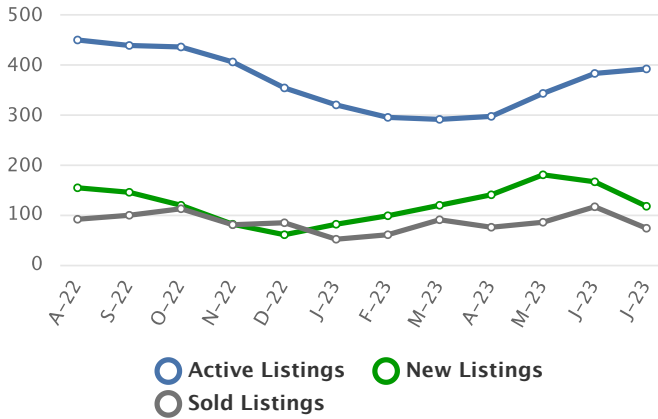


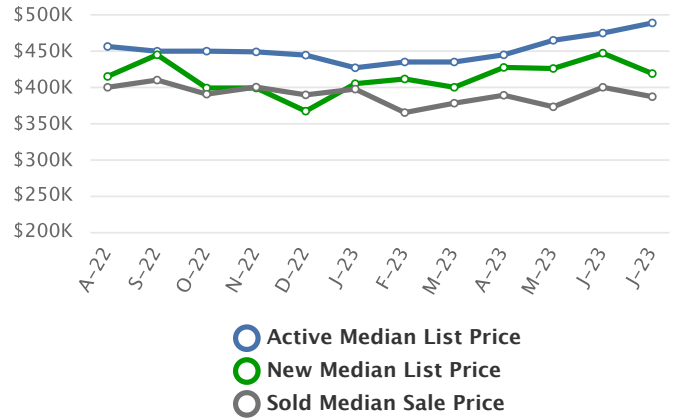
Market Summary

Josephine Residential, July 2023

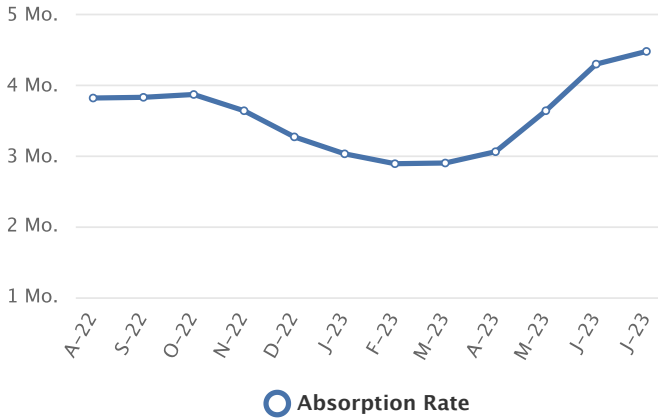
Number of Listings



Listing Prices



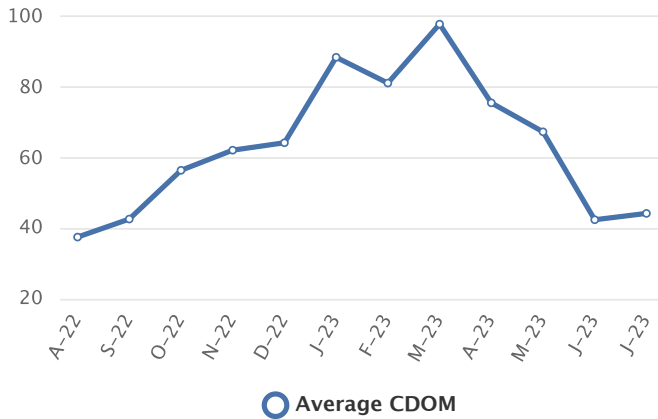
Absorption Rate, in Months



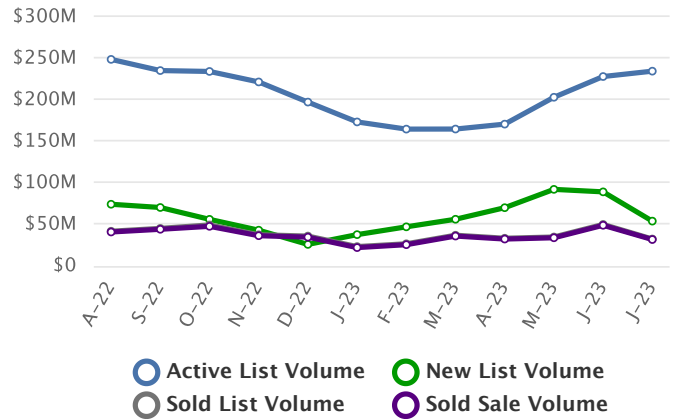
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jul-23	Jul-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	4.48	3.73	20.11	3.47	2.77	25.27
Average List Price	\$597,239	\$550,214	8.55	\$510,211	\$502,708	1.49
Median List Price	\$489,000	\$455,000	7.47	\$425,000	\$429,900	-1.14
Average Sale Price	\$436,095	\$449,908	-3.07	\$419,601	\$449,936	-6.74
Median Sale Price	\$387,000	\$397,450	-2.63	\$383,500	\$402,650	-4.76
Average CDOM	44	35	25.71	69	41	68.29
Median CDOM	16	20	-20.00	32	16	100.00

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	1	-100.0	1	3	-66.7
100,000-149,999	2	0	N/A	10	9	11.1
150,000-199,999	1	4	-75.0	18	17	5.9
200,000-249,999	3	4	-25.0	24	29	-17.2
250,000-299,999	11	14	-21.4	57	64	-10.9
300,000-349,999	9	12	-25.0	72	116	-37.9
350,000-399,999	15	20	-25.0	126	140	-10.0
400,000-449,999	10	17	-41.2	77	120	-35.8
450,000-499,999	2	10	-80.0	41	75	-45.3
500,000-549,999	4	5	-20.0	36	50	-28.0
550,000-599,999	3	5	-40.0	21	50	-58.0
600,000-649,999	4	1	300.0	20	28	-28.6
650,000-699,999	0	2	-100.0	11	26	-57.7
700,000-749,999	1	4	-75.0	6	14	-57.1
750,000-799,999	4	1	300.0	6	13	-53.8
800,000-849,999	1	1	0.0	5	16	-68.7
850,000-899,999	1	1	0.0	5	7	-28.6
900,000-949,999	0	2	-100.0	2	5	-60.0
950,000-999,999	1	1	0.0	5	4	25.0
1,000,000-1,099,999	0	0	0.0	1	2	-50.0

Pending 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	1	-100.0	6	6	0.0
150,000-199,999	7	2	250.0	28	16	75.0
200,000-249,999	7	4	75.0	31	32	-3.1
250,000-299,999	9	5	80.0	65	68	-4.4
300,000-349,999	19	9	111.1	90	99	-9.1
350,000-399,999	23	20	15.0	140	158	-11.4
400,000-449,999	14	12	16.7	80	111	-27.9
450,000-499,999	8	6	33.3	54	77	-29.9
500,000-549,999	8	6	33.3	34	43	-20.9
550,000-599,999	8	5	60.0	33	61	-45.9
600,000-649,999	0	1	-100.0	18	23	-21.7
650,000-699,999	4	4	0.0	19	25	-24.0
700,000-749,999	2	2	0.0	8	10	-20.0
750,000-799,999	0	0	0.0	8	13	-38.5
800,000-849,999	1	0	N/A	6	12	-50.0
850,000-899,999	2	1	100.0	6	9	-33.3
900,000-949,999	0	0	0.0	0	4	-100.0
950,000-999,999	1	1	0.0	9	5	80.0
1,000,000-1,099,999	0	0	0.0	2	2	0.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	1	1	0.0	4	4	0.0
1,200,000-1,299,999	0	1	-100.0	1	4	-75.0
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	1	-100.0	0	2	-100.0
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	73	108	-32.4	550	800	-31.2

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	0	0	0.0	3	0	N/A
1,200,000-1,299,999	2	1	100.0	2	5	-60.0
1,300,000-1,399,999	0	1	-100.0	0	4	-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	1	2	-50.0
1,800,000-1,899,999	1	0	N/A	1	1	0.0
1,900,000-1,999,999	0	0	0.0	1	0	N/A
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	116	82	41.5	648	787	-17.7

Active 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	1	2	-50.0	9	7	28.6
150,000-199,999	7	14	-50.0	45	40	12.5
200,000-249,999	19	17	11.8	59	50	18.0
250,000-299,999	23	37	-37.8	104	118	-11.9
300,000-349,999	30	36	-16.7	135	152	-11.2
350,000-399,999	50	70	-28.6	208	252	-17.5
400,000-449,999	41	41	0.0	139	163	-14.7
450,000-499,999	38	44	-13.6	114	146	-21.9
500,000-549,999	30	26	15.4	77	84	-8.3
550,000-599,999	32	33	-3.0	73	118	-38.1
600,000-649,999	15	17	-11.8	40	50	-20.0
650,000-699,999	22	21	4.8	48	54	-11.1
700,000-749,999	12	11	9.1	24	25	-4.0
750,000-799,999	16	17	-5.9	36	34	5.9
800,000-849,999	6	9	-33.3	15	28	-46.4
850,000-899,999	6	11	-45.5	16	23	-30.4
900,000-949,999	1	4	-75.0	4	8	-50.0
950,000-999,999	9	7	28.6	22	14	57.1
1,000,000-1,099,999	4	5	-20.0	7	8	-12.5
1,100,000-1,199,999	6	4	50.0	10	5	100.0
1,200,000-1,299,999	9	7	28.6	14	14	0.0
1,300,000-1,399,999	1	4	-75.0	3	12	-75.0
1,400,000-1,499,999	2	0	N/A	4	3	33.3
1,500,000-1,599,999	2	1	100.0	4	5	-20.0
1,600,000-1,699,999	2	1	100.0	3	3	0.0
1,700,000-1,799,999	0	1	-100.0	3	3	0.0
1,800,000-1,899,999	1	1	0.0	2	2	0.0
1,900,000-1,999,999	0	1	-100.0	2	2	0.0
2,000,000-2,249,999	0	2	-100.0	2	2	0.0

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	7	6	16.7
150,000-199,999	3	3	0.0	31	29	6.9
200,000-249,999	6	2	200.0	41	41	0.0
250,000-299,999	9	8	12.5	75	97	-22.7
300,000-349,999	17	17	0.0	107	132	-18.9
350,000-399,999	19	34	-44.1	150	210	-28.6
400,000-449,999	18	18	0.0	105	147	-28.6
450,000-499,999	10	17	-41.2	81	123	-34.1
500,000-549,999	10	12	-16.7	57	77	-26.0
550,000-599,999	6	12	-50.0	54	95	-43.2
600,000-649,999	3	6	-50.0	33	43	-23.3
650,000-699,999	3	6	-50.0	40	41	-2.4
700,000-749,999	3	1	200.0	15	22	-31.8
750,000-799,999	3	4	-25.0	25	28	-10.7
800,000-849,999	2	1	100.0	10	17	-41.2
850,000-899,999	1	0	N/A	10	17	-41.2
900,000-949,999	0	2	-100.0	4	7	-42.9
950,000-999,999	2	1	100.0	17	10	70.0
1,000,000-1,099,999	0	0	0.0	3	4	-25.0
1,100,000-1,199,999	0	0	0.0	7	3	133.3
1,200,000-1,299,999	2	1	100.0	13	10	30.0
1,300,000-1,399,999	0	1	-100.0	2	9	-77.8
1,400,000-1,499,999	0	1	-100.0	2	2	0.0
1,500,000-1,599,999	0	1	-100.0	2	3	-33.3
1,600,000-1,699,999	0	1	-100.0	2	1	100.0
1,700,000-1,799,999	0	0	0.0	1	3	-66.7
1,800,000-1,899,999	0	0	0.0	0	1	-100.0
1,900,000-1,999,999	0	0	0.0	1	2	-50.0
2,000,000-2,249,999	0	0	0.0	2	2	0.0

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	2	0	N/A	2	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	1	0.0	1	1	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
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	392	446	-12.1	1231	1427	-13.7

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	0	0	0.0	1	1	0.0
2,750,000-2,999,999	0	0	0.0	2	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	1	-100.0	0	1	-100.0
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	117	150	-22.0	901	1184	-23.9

Market Trends for Jul 2022 - Jul 2023

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



	Months Inventory
Jul - 2023	4.85
Jun - 2023	3.31
May - 2023	4.04
Apr - 2023	4.01
Mar - 2023	3.27
Feb - 2023	4.98
Jan - 2023	6.31
Dec - 2022	4.25
Nov - 2022	5.10
Oct - 2022	3.91
Sep - 2022	4.48
Aug - 2022	4.99
Jul - 2022	4.18

Keybox Activity Report

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

Keybox Accesses	Jul 22	Jul 23	Change
	7999	7404	-7.4%

