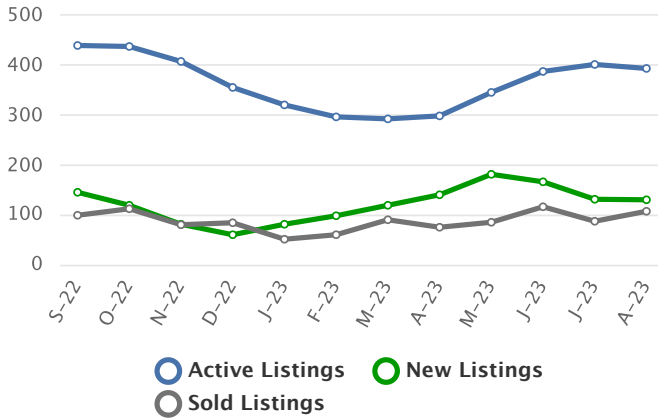


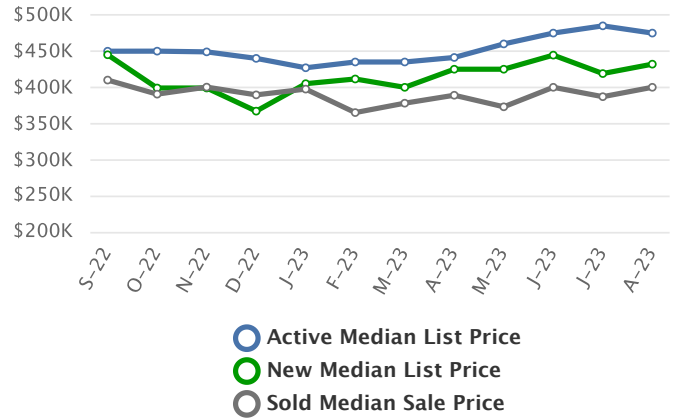
# Market Summary

Josephine Residential, August 2023

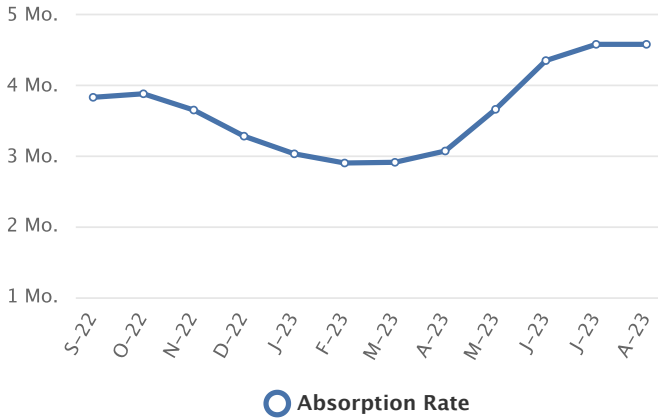
### Number of Listings



### Listing Prices



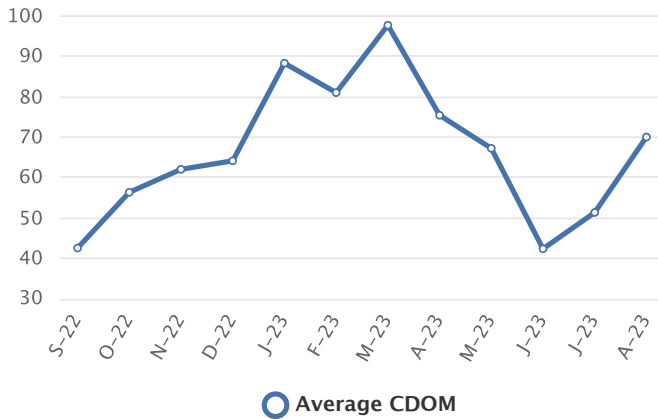
### Absorption Rate, in Months



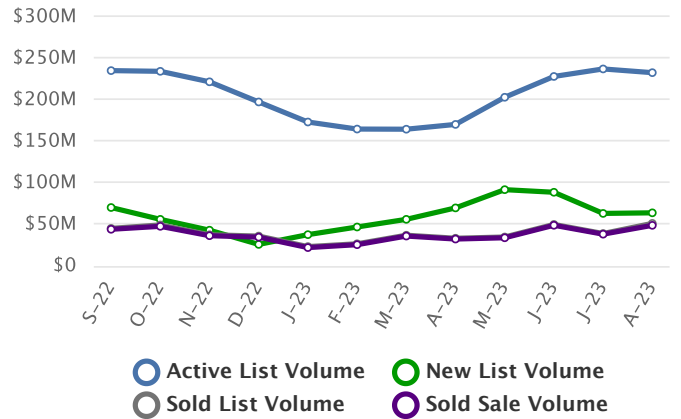
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Aug-23	Aug-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	4.58	3.82	19.90	3.63	2.9	25.17
Average List Price	\$591,136	\$551,590	7.17	\$507,669	\$500,643	1.40
Median List Price	\$474,995	\$456,450	4.06	\$425,000	\$425,000	0.00
Average Sale Price	\$456,745	\$449,247	1.67	\$426,521	\$449,866	-5.19
Median Sale Price	\$400,000	\$400,000	0.00	\$385,000	\$402,000	-4.23
Average CDOM	70	37	89.19	69	40	72.50
Median CDOM	31	21	47.62	32	17	88.24

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	1	3	-66.7
100,000-149,999	1	0	N/A	12	9	33.3
150,000-199,999	5	1	400.0	23	18	27.8
200,000-249,999	10	2	400.0	37	31	19.4
250,000-299,999	10	9	11.1	68	73	-6.8
300,000-349,999	15	15	0.0	89	131	-32.1
350,000-399,999	12	16	-25.0	138	156	-11.5
400,000-449,999	15	16	-6.2	93	136	-31.6
450,000-499,999	9	6	50.0	50	81	-38.3
500,000-549,999	6	8	-25.0	43	58	-25.9
550,000-599,999	8	7	14.3	29	57	-49.1
600,000-649,999	4	3	33.3	24	31	-22.6
650,000-699,999	2	2	0.0	15	28	-46.4
700,000-749,999	1	1	0.0	9	15	-40.0
750,000-799,999	0	0	0.0	6	13	-53.8
800,000-849,999	1	0	N/A	6	16	-62.5
850,000-899,999	0	2	-100.0	5	9	-44.4
900,000-949,999	2	0	N/A	4	5	-20.0
950,000-999,999	0	1	-100.0	6	5	20.0
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	0	0.0	7	6	16.7
150,000-199,999	3	3	0.0	31	19	63.2
200,000-249,999	2	2	0.0	35	34	2.9
250,000-299,999	12	11	9.1	77	79	-2.5
300,000-349,999	10	16	-37.5	96	115	-16.5
350,000-399,999	13	22	-40.9	148	180	-17.8
400,000-449,999	15	12	25.0	96	123	-22.0
450,000-499,999	13	16	-18.7	66	93	-29.0
500,000-549,999	7	4	75.0	41	47	-12.8
550,000-599,999	6	9	-33.3	38	70	-45.7
600,000-649,999	2	4	-50.0	20	27	-25.9
650,000-699,999	6	4	50.0	25	29	-13.8
700,000-749,999	2	0	N/A	10	10	0.0
750,000-799,999	3	3	0.0	11	16	-31.2
800,000-849,999	0	1	-100.0	6	13	-53.8
850,000-899,999	2	0	N/A	8	9	-11.1
900,000-949,999	0	1	-100.0	0	5	-100.0
950,000-999,999	1	0	N/A	10	5	100.0
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	4	0	N/A	8	4	100.0
1,200,000-1,299,999	0	1	-100.0	1	5	-80.0
1,300,000-1,399,999	0	1	-100.0	1	2	-50.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	1	0	N/A	1	1	0.0
1,600,000-1,699,999	0	0	0.0	0	2	-100.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	1	0	N/A	1	0	N/A
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	107	91	17.6	671	891	-24.7

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	1	0	N/A	3	5	-40.0
1,300,000-1,399,999	0	0	0.0	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	0	0.0	1	2	-50.0
1,800,000-1,899,999	0	0	0.0	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	98	108	-9.3	739	895	-17.4

## 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	2	1	100.0	10	7	42.9
150,000-199,999	8	17	-52.9	50	45	11.1
200,000-249,999	13	16	-18.7	62	57	8.8
250,000-299,999	25	37	-32.4	118	132	-10.6
300,000-349,999	36	40	-10.0	154	171	-9.9
350,000-399,999	58	67	-13.4	230	279	-17.6
400,000-449,999	41	41	0.0	153	183	-16.4
450,000-499,999	37	48	-22.9	129	167	-22.8
500,000-549,999	28	31	-9.7	90	95	-5.3
550,000-599,999	27	29	-6.9	79	124	-36.3
600,000-649,999	14	19	-26.3	43	55	-21.8
650,000-699,999	24	18	33.3	56	56	0.0
700,000-749,999	12	10	20.0	26	28	-7.1
750,000-799,999	15	15	0.0	39	37	5.4
800,000-849,999	5	9	-44.4	16	29	-44.8
850,000-899,999	5	12	-58.3	18	24	-25.0
900,000-949,999	1	4	-75.0	4	8	-50.0
950,000-999,999	7	7	0.0	23	17	35.3
1,000,000-1,099,999	4	5	-20.0	8	8	0.0
1,100,000-1,199,999	8	3	166.7	13	7	85.7
1,200,000-1,299,999	8	4	100.0	14	14	0.0
1,300,000-1,399,999	1	3	-66.7	3	13	-76.9
1,400,000-1,499,999	1	1	0.0	4	3	33.3
1,500,000-1,599,999	2	2	0.0	4	5	-20.0
1,600,000-1,699,999	1	2	-50.0	3	4	-25.0
1,700,000-1,799,999	0	1	-100.0	3	3	0.0
1,800,000-1,899,999	1	2	-50.0	2	3	-33.3
1,900,000-1,999,999	1	1	0.0	2	2	0.0
2,000,000-2,249,999	1	2	-50.0	4	2	100.0

## 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	1	0	N/A	9	6	50.0
150,000-199,999	2	5	-60.0	36	34	5.9
200,000-249,999	5	7	-28.6	44	48	-8.3
250,000-299,999	13	14	-7.1	91	111	-18.0
300,000-349,999	14	19	-26.3	126	151	-16.6
350,000-399,999	20	27	-25.9	173	237	-27.0
400,000-449,999	15	20	-25.0	119	167	-28.7
450,000-499,999	15	21	-28.6	97	144	-32.6
500,000-549,999	12	11	9.1	69	88	-21.6
550,000-599,999	5	6	-16.7	60	101	-40.6
600,000-649,999	3	5	-40.0	36	48	-25.0
650,000-699,999	8	2	300.0	48	43	11.6
700,000-749,999	3	3	0.0	17	25	-32.0
750,000-799,999	3	3	0.0	28	31	-9.7
800,000-849,999	1	1	0.0	10	18	-44.4
850,000-899,999	4	1	300.0	14	18	-22.2
900,000-949,999	0	0	0.0	4	7	-42.9
950,000-999,999	1	3	-66.7	18	13	38.5
1,000,000-1,099,999	1	0	N/A	4	4	0.0
1,100,000-1,199,999	2	2	0.0	12	5	140.0
1,200,000-1,299,999	1	0	N/A	12	10	20.0
1,300,000-1,399,999	0	1	-100.0	2	10	-80.0
1,400,000-1,499,999	0	0	0.0	2	2	0.0
1,500,000-1,599,999	0	0	0.0	2	3	-33.3
1,600,000-1,699,999	0	1	-100.0	2	2	0.0
1,700,000-1,799,999	0	0	0.0	1	3	-66.7
1,800,000-1,899,999	0	1	-100.0	0	2	-100.0
1,900,000-1,999,999	0	0	0.0	2	2	0.0
2,000,000-2,249,999	1	0	N/A	4	2	100.0

## Active Listings

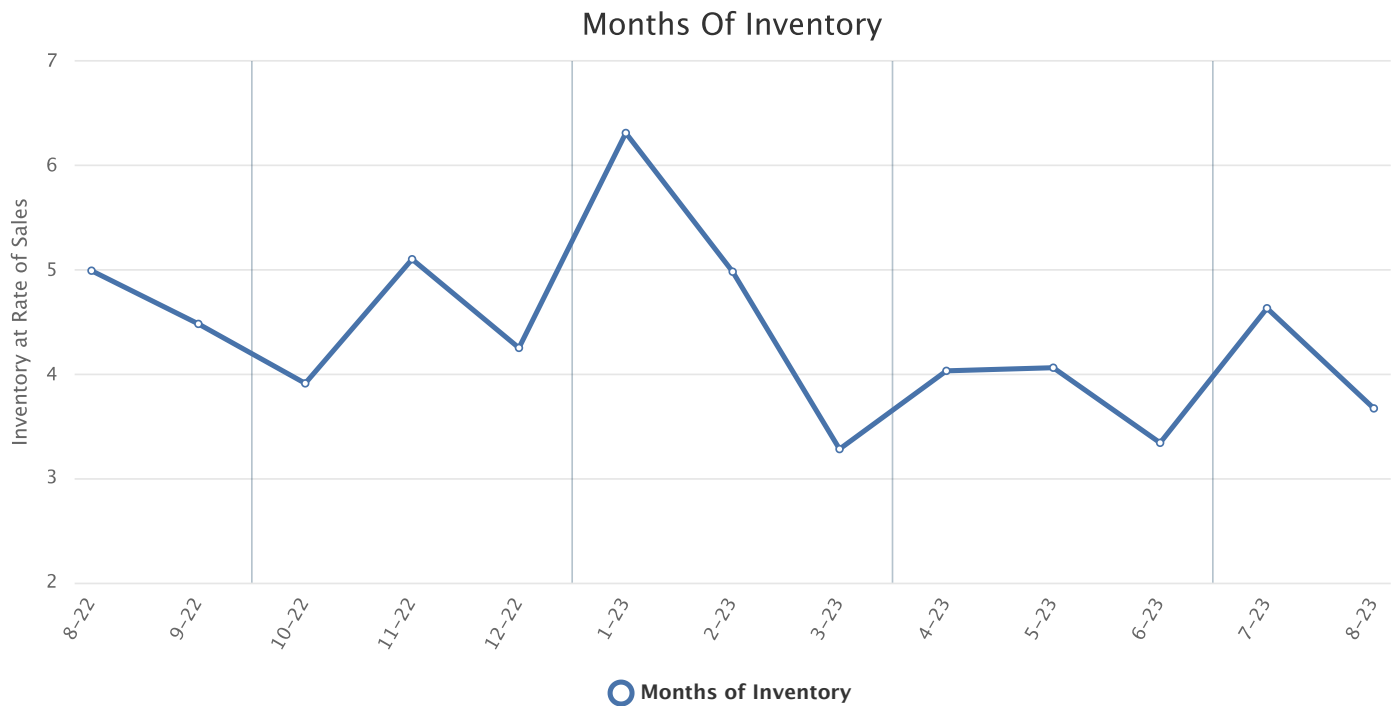
	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	1	1	0.0	1	1	0.0
2,500,000-2,749,999	2	1	100.0	2	1	100.0
2,750,000-2,999,999	2	0	N/A	2	0	N/A
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	1	0	N/A
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	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	393	450	-12.7	1369	1581	-13.4

## New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	0	1	-100.0	0	1	-100.0
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	0	0.0	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	130	154	-15.6	1046	1338	-21.8

# Market Trends for Aug 2022 - Aug 2023

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



	Months Inventory
Aug - 2023	3.67
Jul - 2023	4.63
Jun - 2023	3.34
May - 2023	4.06
Apr - 2023	4.03
Mar - 2023	3.28
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

# Keybox Activity Report

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

Keybox Accesses	Aug 22	Aug 23	Change
	8416	6985	-17.0%

