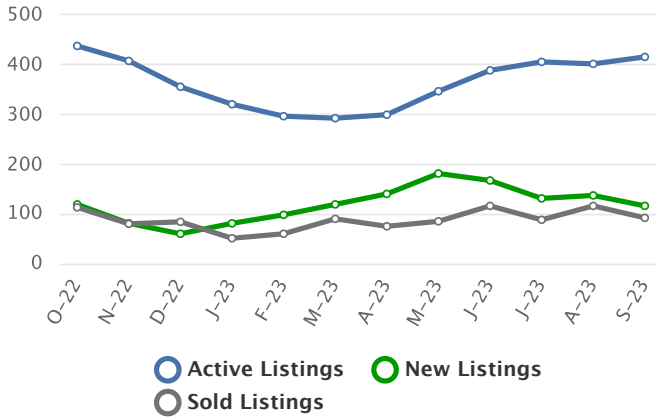


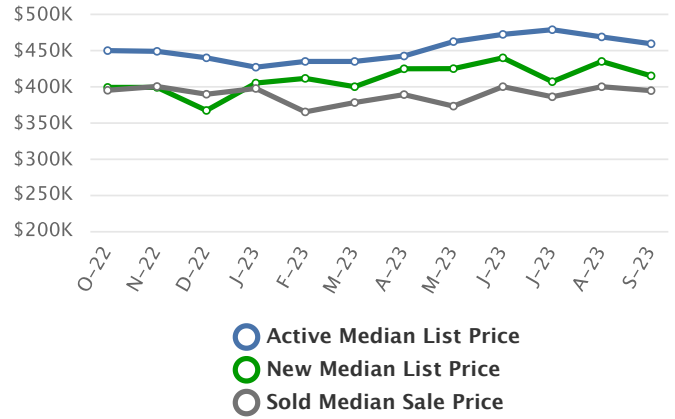
Market Summary

Josephine Residential, September 2023

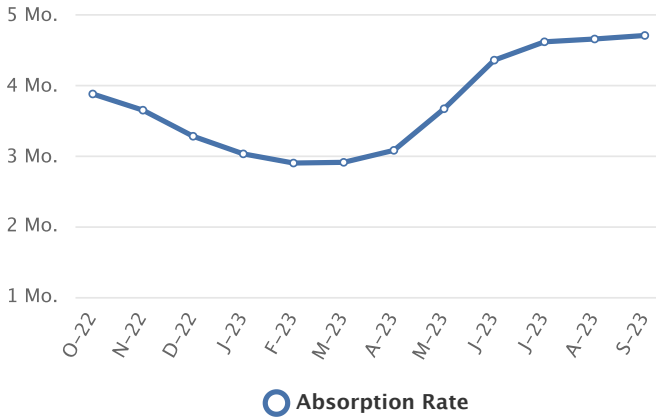
Number of Listings



Listing Prices



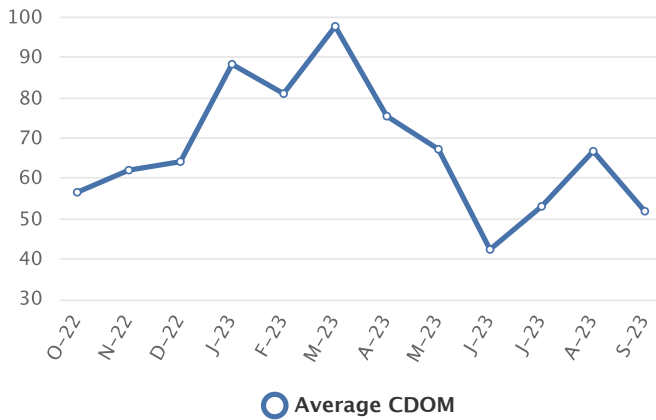
Absorption Rate, in Months



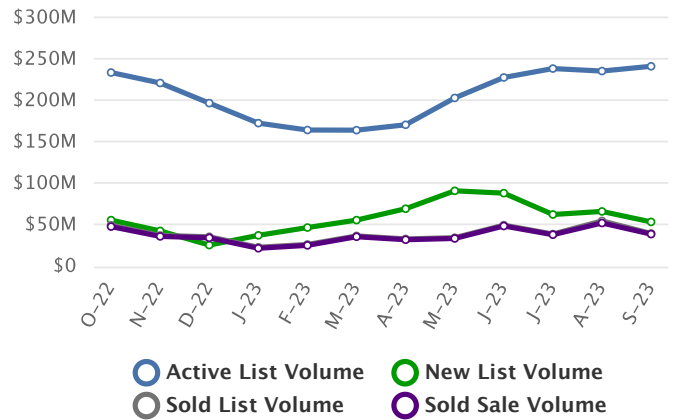
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Sep-23	Sep-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	4.71	3.83	22.98	3.77	3	25.67
Average List Price	\$581,345	\$534,691	8.73	\$502,571	\$499,247	0.67
Median List Price	\$459,500	\$449,900	2.13	\$425,000	\$429,900	-1.14
Average Sale Price	\$425,702	\$445,873	-4.52	\$425,920	\$449,467	-5.24
Median Sale Price	\$394,500	\$410,000	-3.78	\$385,000	\$402,650	-4.38
Average CDOM	51	42	21.43	67	40	67.50
Median CDOM	28	23	21.74	31	18	72.22

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	2	-50.0	13	11	18.2
150,000-199,999	3	3	0.0	26	21	23.8
200,000-249,999	5	4	25.0	44	35	25.7
250,000-299,999	13	10	30.0	81	83	-2.4
300,000-349,999	10	8	25.0	101	139	-27.3
350,000-399,999	15	20	-25.0	155	176	-11.9
400,000-449,999	13	16	-18.7	108	152	-28.9
450,000-499,999	8	9	-11.1	58	90	-35.6
500,000-549,999	7	6	16.7	51	64	-20.3
550,000-599,999	4	5	-20.0	33	62	-46.8
600,000-649,999	4	3	33.3	28	34	-17.6
650,000-699,999	3	5	-40.0	19	33	-42.4
700,000-749,999	2	0	N/A	11	15	-26.7
750,000-799,999	1	3	-66.7	7	16	-56.2
800,000-849,999	0	2	-100.0	6	18	-66.7
850,000-899,999	1	0	N/A	6	9	-33.3
900,000-949,999	1	1	0.0	5	6	-16.7
950,000-999,999	1	0	N/A	7	5	40.0
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	1	0	N/A	8	6	33.3
150,000-199,999	1	2	-50.0	32	21	52.4
200,000-249,999	5	3	66.7	40	37	8.1
250,000-299,999	4	7	-42.9	80	86	-7.0
300,000-349,999	13	15	-13.3	107	130	-17.7
350,000-399,999	25	20	25.0	171	200	-14.5
400,000-449,999	11	16	-31.2	103	139	-25.9
450,000-499,999	8	6	33.3	74	99	-25.3
500,000-549,999	5	11	-54.5	46	58	-20.7
550,000-599,999	7	6	16.7	44	76	-42.1
600,000-649,999	3	4	-25.0	23	31	-25.8
650,000-699,999	7	5	40.0	32	34	-5.9
700,000-749,999	0	1	-100.0	10	11	-9.1
750,000-799,999	2	4	-50.0	12	20	-40.0
800,000-849,999	0	1	-100.0	6	14	-57.1
850,000-899,999	0	1	-100.0	8	10	-20.0
900,000-949,999	1	0	N/A	1	5	-80.0
950,000-999,999	0	0	0.0	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	0	1	-100.0	8	5	60.0
1,200,000-1,299,999	0	0	0.0	1	5	-80.0
1,300,000-1,399,999	0	0	0.0	1	2	-50.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	1	-100.0	1	2	-50.0
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	0	0	0.0	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	92	99	-7.1	773	990	-21.9

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	0	2	-100.0	3	2	50.0
1,200,000-1,299,999	0	1	-100.0	3	6	-50.0
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	1	-100.0	0	1	-100.0
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	1	0	N/A	1	0	N/A
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	94	106	-11.3	822	1001	-17.9

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	1	-100.0	1	1	0.0
100,000-149,999	3	1	200.0	12	7	71.4
150,000-199,999	9	16	-43.7	54	48	12.5
200,000-249,999	14	16	-12.5	70	59	18.6
250,000-299,999	31	38	-18.4	131	146	-10.3
300,000-349,999	38	37	2.7	168	184	-8.7
350,000-399,999	57	73	-21.9	248	304	-18.4
400,000-449,999	48	39	23.1	173	200	-13.5
450,000-499,999	43	46	-6.5	141	180	-21.7
500,000-549,999	28	34	-17.6	95	110	-13.6
550,000-599,999	25	28	-10.7	86	140	-38.6
600,000-649,999	18	16	12.5	49	59	-16.9
650,000-699,999	18	14	28.6	58	65	-10.8
700,000-749,999	13	13	0.0	29	32	-9.4
750,000-799,999	15	16	-6.2	43	39	10.3
800,000-849,999	4	7	-42.9	15	30	-50.0
850,000-899,999	4	10	-60.0	17	25	-32.0
900,000-949,999	1	2	-50.0	8	8	0.0
950,000-999,999	8	7	14.3	24	18	33.3
1,000,000-1,099,999	3	4	-25.0	8	8	0.0
1,100,000-1,199,999	9	3	200.0	13	9	44.4
1,200,000-1,299,999	10	4	150.0	17	16	6.3
1,300,000-1,399,999	3	3	0.0	4	13	-69.2
1,400,000-1,499,999	1	1	0.0	4	3	33.3
1,500,000-1,599,999	1	2	-50.0	3	5	-40.0
1,600,000-1,699,999	1	1	0.0	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	1	0.0	4	2	100.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	1	-100.0	1	1	0.0
100,000-149,999	1	0	N/A	11	6	83.3
150,000-199,999	3	3	0.0	40	37	8.1
200,000-249,999	9	2	350.0	52	50	4.0
250,000-299,999	12	14	-14.3	104	125	-16.8
300,000-349,999	10	12	-16.7	139	164	-15.2
350,000-399,999	20	26	-23.1	192	262	-26.7
400,000-449,999	16	17	-5.9	139	184	-24.5
450,000-499,999	9	13	-30.8	109	157	-30.6
500,000-549,999	8	15	-46.7	74	103	-28.2
550,000-599,999	7	16	-56.2	67	117	-42.7
600,000-649,999	3	4	-25.0	41	52	-21.2
650,000-699,999	4	9	-55.6	51	52	-1.9
700,000-749,999	0	4	-100.0	20	29	-31.0
750,000-799,999	6	2	200.0	32	33	-3.0
800,000-849,999	0	1	-100.0	9	19	-52.6
850,000-899,999	0	1	-100.0	13	19	-31.6
900,000-949,999	4	0	N/A	8	7	14.3
950,000-999,999	1	1	0.0	19	14	35.7
1,000,000-1,099,999	0	0	0.0	4	4	0.0
1,100,000-1,199,999	1	2	-50.0	12	7	71.4
1,200,000-1,299,999	1	2	-50.0	15	12	25.0
1,300,000-1,399,999	1	0	N/A	3	10	-70.0
1,400,000-1,499,999	0	0	0.0	2	2	0.0
1,500,000-1,599,999	0	0	0.0	1	3	-66.7
1,600,000-1,699,999	0	0	0.0	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	0	0.0	0	2	-100.0
1,900,000-1,999,999	0	0	0.0	2	2	0.0
2,000,000-2,249,999	0	0	0.0	4	2	100.0

Active Listings

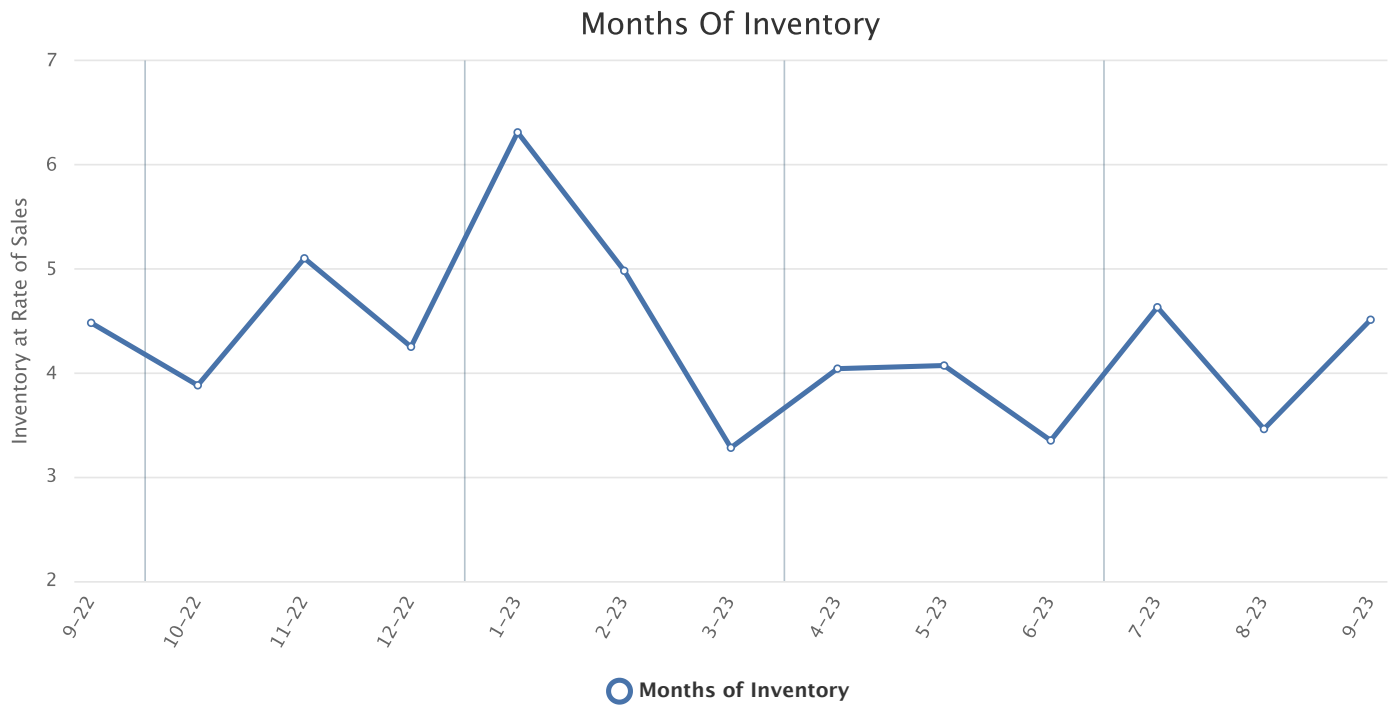
	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	1	1	0.0	1	1	0.0
2,500,000-2,749,999	2	0	N/A	2	1	100.0
2,750,000-2,999,999	2	0	N/A	2	0	N/A
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	1	0	N/A
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	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	415	439	-5.5	1493	1726	-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	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	116	145	-20.0	1170	1483	-21.1

Market Trends for Sep 2022 - Sep 2023

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



	Months Inventory
Sep - 2023	4.51
Aug - 2023	3.46
Jul - 2023	4.63
Jun - 2023	3.35
May - 2023	4.07
Apr - 2023	4.04
Mar - 2023	3.28
Feb - 2023	4.98
Jan - 2023	6.31
Dec - 2022	4.25
Nov - 2022	5.10
Oct - 2022	3.88
Sep - 2022	4.48

Keybox Activity Report

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

Keybox Accesses	Sep 22	Sep 23	Change
	6903	6902	0.0%

