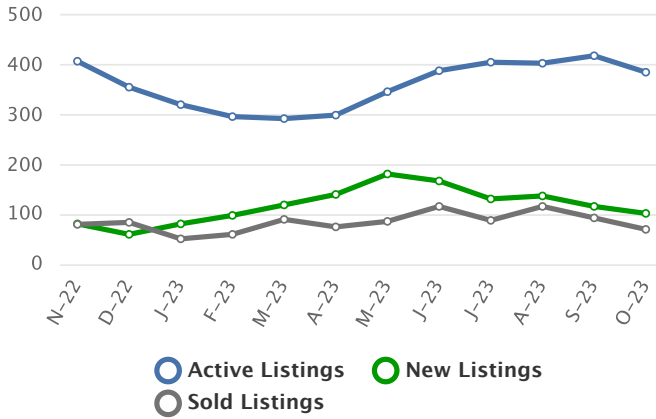


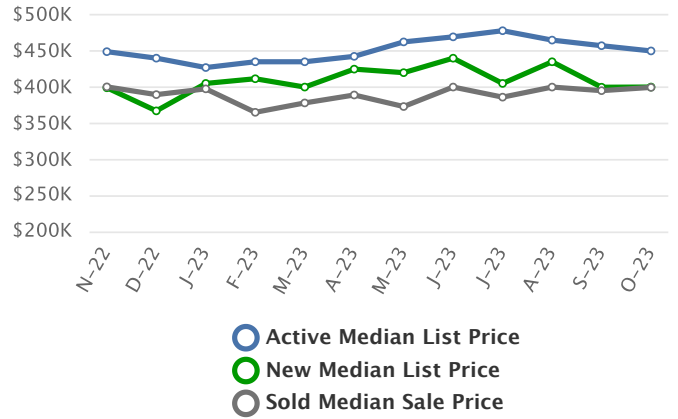
Market Summary

Josephine Residential, October 2023

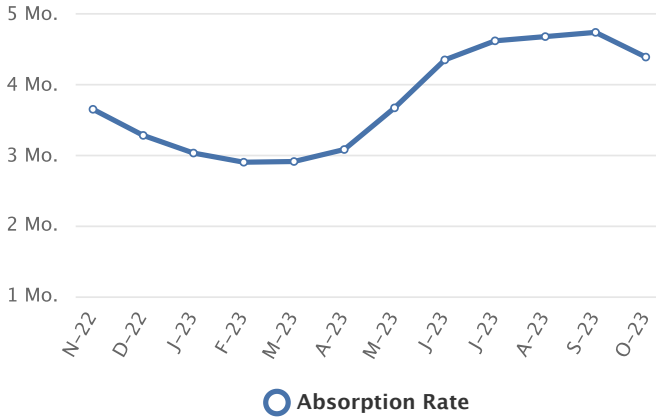
Number of Listings



Listing Prices



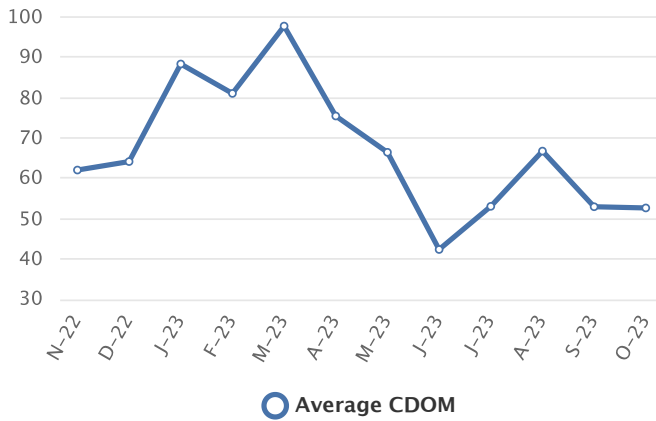
Absorption Rate, in Months



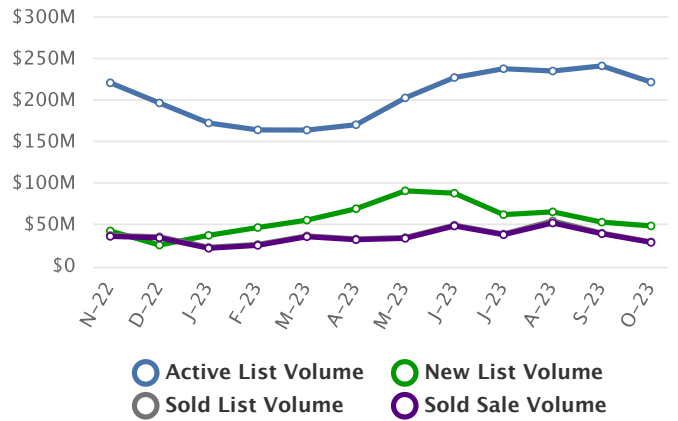
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Oct-23	Oct-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	4.39	3.88	13.14	3.84	3.09	24.27
Average List Price	\$576,473	\$534,877	7.78	\$500,187	\$497,395	0.56
Median List Price	\$450,000	\$450,000	0.00	\$420,000	\$425,000	-1.18
Average Sale Price	\$417,476	\$426,585	-2.14	\$424,894	\$447,123	-4.97
Median Sale Price	\$399,500	\$395,000	1.14	\$385,000	\$401,000	-3.99
Average CDOM	52	56	-7.14	66	42	57.14
Median CDOM	19	33	-42.42	30	19	57.89

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	1	0.0	15	12	25.0
150,000-199,999	2	3	-33.3	28	24	16.7
200,000-249,999	3	4	-25.0	47	39	20.5
250,000-299,999	5	8	-37.5	86	91	-5.5
300,000-349,999	8	21	-61.9	109	160	-31.9
350,000-399,999	16	21	-23.8	171	197	-13.2
400,000-449,999	10	12	-16.7	119	164	-27.4
450,000-499,999	9	9	0.0	67	99	-32.3
500,000-549,999	7	12	-41.7	58	76	-23.7
550,000-599,999	2	8	-75.0	35	70	-50.0
600,000-649,999	1	7	-85.7	29	41	-29.3
650,000-699,999	3	5	-40.0	22	38	-42.1
700,000-749,999	1	0	N/A	12	15	-20.0
750,000-799,999	1	1	0.0	8	17	-52.9
800,000-849,999	0	0	0.0	6	18	-66.7
850,000-899,999	1	0	N/A	7	9	-22.2
900,000-949,999	0	0	0.0	5	6	-16.7
950,000-999,999	0	0	0.0	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	0	1	-100.0	8	7	14.3
150,000-199,999	1	3	-66.7	33	24	37.5
200,000-249,999	6	5	20.0	45	42	7.1
250,000-299,999	8	12	-33.3	88	98	-10.2
300,000-349,999	10	13	-23.1	115	143	-19.6
350,000-399,999	13	19	-31.6	183	219	-16.4
400,000-449,999	10	6	66.7	113	145	-22.1
450,000-499,999	8	8	0.0	82	107	-23.4
500,000-549,999	5	5	0.0	51	63	-19.0
550,000-599,999	2	6	-66.7	46	82	-43.9
600,000-649,999	6	4	50.0	29	35	-17.1
650,000-699,999	4	2	100.0	35	36	-2.8
700,000-749,999	3	2	50.0	13	13	0.0
750,000-799,999	1	0	N/A	14	20	-30.0
800,000-849,999	0	0	0.0	6	14	-57.1
850,000-899,999	0	1	-100.0	8	11	-27.3
900,000-949,999	1	1	0.0	2	6	-66.7
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	0	0.0	8	5	60.0
1,200,000-1,299,999	0	1	-100.0	1	6	-83.3
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	0	0.0	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	70	113	-38.1	845	1103	-23.4

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	0	0	0.0	3	2	50.0
1,200,000-1,299,999	2	1	100.0	5	7	-28.6
1,300,000-1,399,999	0	1	-100.0	0	5	-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	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	0	0	0.0	0	0	0.0
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	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	81	90	-10.0	898	1091	-17.7

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	1	1	0.0
100,000-149,999	3	1	200.0	13	8	62.5
150,000-199,999	8	16	-50.0	54	49	10.2
200,000-249,999	16	13	23.1	78	63	23.8
250,000-299,999	33	40	-17.5	137	160	-14.4
300,000-349,999	39	34	14.7	187	201	-7.0
350,000-399,999	49	71	-31.0	270	332	-18.7
400,000-449,999	41	40	2.5	181	214	-15.4
450,000-499,999	40	51	-21.6	157	192	-18.2
500,000-549,999	24	35	-31.4	99	118	-16.1
550,000-599,999	23	32	-28.1	87	147	-40.8
600,000-649,999	13	14	-7.1	53	63	-15.9
650,000-699,999	16	16	0.0	58	66	-12.1
700,000-749,999	11	14	-21.4	31	35	-11.4
750,000-799,999	12	11	9.1	43	40	7.5
800,000-849,999	5	7	-28.6	16	30	-46.7
850,000-899,999	5	10	-50.0	19	25	-24.0
900,000-949,999	3	0	N/A	8	8	0.0
950,000-999,999	10	6	66.7	27	18	50.0
1,000,000-1,099,999	2	5	-60.0	9	9	0.0
1,100,000-1,199,999	7	3	133.3	13	9	44.4
1,200,000-1,299,999	11	3	266.7	20	16	25.0
1,300,000-1,399,999	3	4	-25.0	5	14	-64.3
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	0	1	-100.0	3	4	-25.0
1,700,000-1,799,999	0	2	-100.0	3	4	-25.0
1,800,000-1,899,999	1	1	0.0	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	0	0.0	1	1	0.0
100,000-149,999	0	1	-100.0	12	7	71.4
150,000-199,999	1	1	0.0	40	38	5.3
200,000-249,999	8	4	100.0	60	54	11.1
250,000-299,999	5	14	-64.3	110	139	-20.9
300,000-349,999	16	17	-5.9	158	181	-12.7
350,000-399,999	20	28	-28.6	214	290	-26.2
400,000-449,999	14	14	0.0	147	198	-25.8
450,000-499,999	13	12	8.3	125	169	-26.0
500,000-549,999	4	8	-50.0	78	111	-29.7
550,000-599,999	3	7	-57.1	68	124	-45.2
600,000-649,999	3	4	-25.0	45	56	-19.6
650,000-699,999	1	1	0.0	51	53	-3.8
700,000-749,999	1	3	-66.7	22	32	-31.2
750,000-799,999	2	1	100.0	32	34	-5.9
800,000-849,999	1	0	N/A	10	19	-47.4
850,000-899,999	2	0	N/A	15	19	-21.1
900,000-949,999	0	0	0.0	8	7	14.3
950,000-999,999	2	0	N/A	22	14	57.1
1,000,000-1,099,999	1	1	0.0	5	5	0.0
1,100,000-1,199,999	1	0	N/A	12	7	71.4
1,200,000-1,299,999	3	0	N/A	18	12	50.0
1,300,000-1,399,999	1	1	0.0	4	11	-63.6
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	1	-100.0	1	4	-75.0
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	1	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	1	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	385	437	-11.9	1595	1845	-13.6

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	1	-100.0	0	1	-100.0
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	102	119	-14.3	1272	1602	-20.6

Market Trends for Oct 2022 - Oct 2023

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



	Months Inventory
Oct - 2023	5.50
Sep - 2023	4.49
Aug - 2023	3.47
Jul - 2023	4.63
Jun - 2023	3.35
May - 2023	4.02
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

Keybox Activity Report

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

Keybox Accesses	Oct 22	Oct 23	Change
	5957	6902	15.9%

