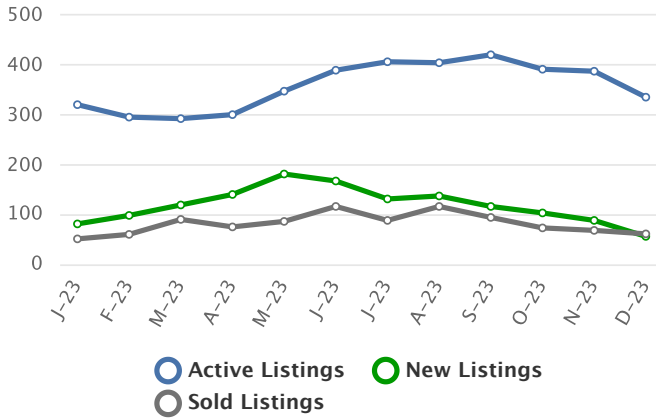


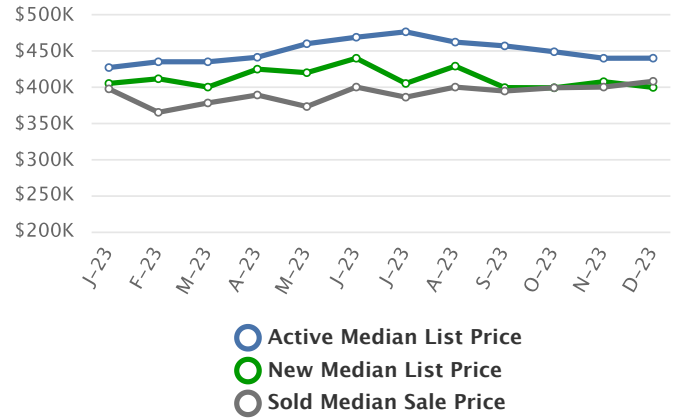
Market Summary

Josephine Residential, December 2023

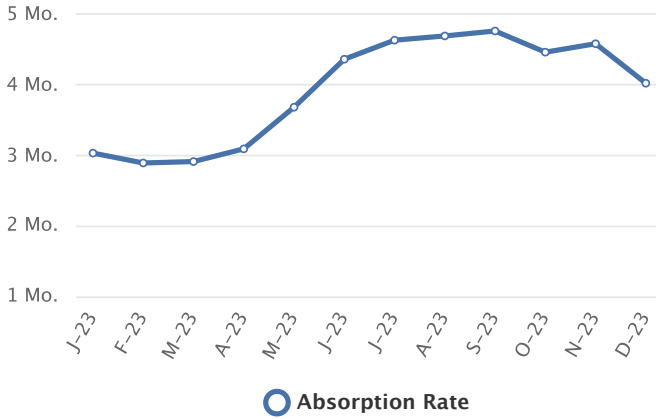
Number of Listings



Listing Prices



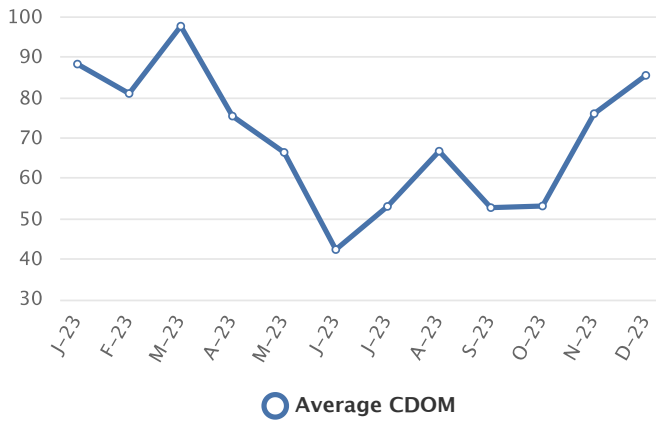
Absorption Rate, in Months



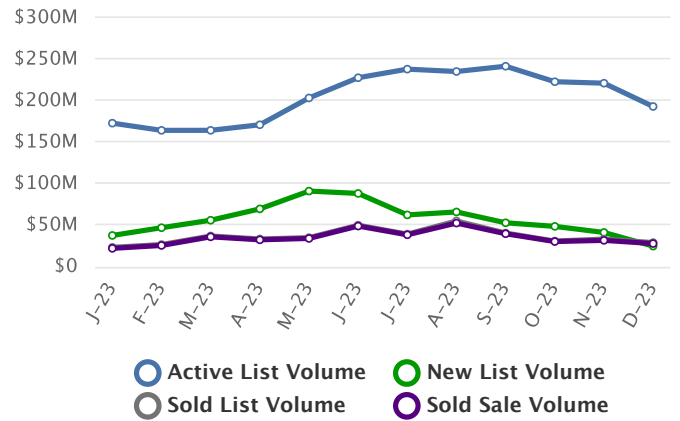
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

| | Dec-23 | Dec-22 | % Chg | 2023 YTD | 2022 YTD | % Chg |
|--------------------|-----------|-----------|-------|-----------|-----------|-------|
| Absorption Rate | 4.02 | 3.27 | 22.94 | 3.92 | 3.15 | 24.44 |
| Average List Price | \$575,332 | \$555,182 | 3.63 | \$495,314 | \$496,757 | -0.29 |
| Median List Price | \$440,000 | \$444,500 | -1.01 | \$419,000 | \$425,000 | -1.41 |
| Average Sale Price | \$457,303 | \$412,835 | 10.77 | \$429,375 | \$445,367 | -3.59 |
| Median Sale Price | \$408,000 | \$389,500 | 4.75 | \$387,250 | \$400,000 | -3.19 |
| Average CDOM | 85 | 64 | 32.81 | 68 | 45 | 51.11 |
| Median CDOM | 51 | 40 | 27.50 | 32 | 21 | 52.38 |

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 | 0 | 1 | -100.0 | 16 | 14 | 14.3 |
| 150,000-199,999 | 3 | 1 | 200.0 | 33 | 26 | 26.9 |
| 200,000-249,999 | 4 | 4 | 0.0 | 57 | 47 | 21.3 |
| 250,000-299,999 | 6 | 11 | -45.5 | 98 | 107 | -8.4 |
| 300,000-349,999 | 5 | 15 | -66.7 | 127 | 192 | -33.9 |
| 350,000-399,999 | 11 | 14 | -21.4 | 191 | 222 | -14.0 |
| 400,000-449,999 | 8 | 7 | 14.3 | 138 | 179 | -22.9 |
| 450,000-499,999 | 5 | 10 | -50.0 | 77 | 116 | -33.6 |
| 500,000-549,999 | 4 | 9 | -55.6 | 65 | 91 | -28.6 |
| 550,000-599,999 | 3 | 4 | -25.0 | 38 | 78 | -51.3 |
| 600,000-649,999 | 3 | 4 | -25.0 | 39 | 48 | -18.7 |
| 650,000-699,999 | 2 | 2 | 0.0 | 27 | 44 | -38.6 |
| 700,000-749,999 | 2 | 0 | N/A | 16 | 17 | -5.9 |
| 750,000-799,999 | 1 | 1 | 0.0 | 9 | 21 | -57.1 |
| 800,000-849,999 | 0 | 0 | 0.0 | 6 | 18 | -66.7 |
| 850,000-899,999 | 2 | 0 | N/A | 11 | 10 | 10.0 |
| 900,000-949,999 | 0 | 0 | 0.0 | 5 | 7 | -28.6 |
| 950,000-999,999 | 0 | 0 | 0.0 | 7 | 5 | 40.0 |
| 1,000,000-1,099,999 | 0 | 0 | 0.0 | 1 | 3 | -66.7 |

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 | 2 | 1 | 100.0 | 10 | 8 | 25.0 |
| 150,000-199,999 | 5 | 1 | 400.0 | 40 | 26 | 53.8 |
| 200,000-249,999 | 10 | 0 | N/A | 63 | 43 | 46.5 |
| 250,000-299,999 | 9 | 9 | 0.0 | 100 | 114 | -12.3 |
| 300,000-349,999 | 8 | 8 | 0.0 | 129 | 166 | -22.3 |
| 350,000-399,999 | 15 | 10 | 50.0 | 208 | 243 | -14.4 |
| 400,000-449,999 | 12 | 6 | 100.0 | 134 | 163 | -17.8 |
| 450,000-499,999 | 4 | 4 | 0.0 | 90 | 117 | -23.1 |
| 500,000-549,999 | 3 | 4 | -25.0 | 56 | 75 | -25.3 |
| 550,000-599,999 | 4 | 2 | 100.0 | 52 | 87 | -40.2 |
| 600,000-649,999 | 2 | 1 | 100.0 | 31 | 39 | -20.5 |
| 650,000-699,999 | 1 | 2 | -50.0 | 37 | 39 | -5.1 |
| 700,000-749,999 | 2 | 1 | 100.0 | 15 | 15 | 0.0 |
| 750,000-799,999 | 3 | 1 | 200.0 | 19 | 21 | -9.5 |
| 800,000-849,999 | 0 | 0 | 0.0 | 6 | 14 | -57.1 |
| 850,000-899,999 | 3 | 0 | N/A | 11 | 13 | -15.4 |
| 900,000-949,999 | 0 | 0 | 0.0 | 3 | 6 | -50.0 |
| 950,000-999,999 | 1 | 0 | N/A | 11 | 5 | 120.0 |
| 1,000,000-1,099,999 | 0 | 0 | 0.0 | 3 | 2 | 50.0 |

Sold Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|-------|--------------|------|--------|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 1,100,000-1,199,999 | 1 | 0 | N/A | 10 | 6 | 66.7 |
| 1,200,000-1,299,999 | 1 | 1 | 0.0 | 2 | 7 | -71.4 |
| 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 | 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 | 61 | 84 | -27.4 | 978 | 1267 | -22.8 |

Pending Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|--------|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 1,100,000-1,199,999 | 0 | 0 | 0.0 | 4 | 2 | 100.0 |
| 1,200,000-1,299,999 | 1 | 0 | N/A | 6 | 8 | -25.0 |
| 1,300,000-1,399,999 | 0 | 1 | -100.0 | 1 | 6 | -83.3 |
| 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 | 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 | 85 | 51 | 66.7 | 1036 | 1217 | -14.9 |

Active Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|-------|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 0-99,999 | 1 | 0 | N/A | 2 | 1 | 100.0 |
| 100,000-149,999 | 4 | 1 | 300.0 | 15 | 9 | 66.7 |
| 150,000-199,999 | 13 | 13 | 0.0 | 65 | 54 | 20.4 |
| 200,000-249,999 | 13 | 17 | -23.5 | 91 | 71 | 28.2 |
| 250,000-299,999 | 29 | 32 | -9.4 | 153 | 174 | -12.1 |
| 300,000-349,999 | 33 | 22 | 50.0 | 201 | 223 | -9.9 |
| 350,000-399,999 | 43 | 64 | -32.8 | 292 | 360 | -18.9 |
| 400,000-449,999 | 34 | 32 | 6.3 | 201 | 233 | -13.7 |
| 450,000-499,999 | 34 | 37 | -8.1 | 162 | 205 | -21.0 |
| 500,000-549,999 | 15 | 25 | -40.0 | 104 | 124 | -16.1 |
| 550,000-599,999 | 22 | 25 | -12.0 | 99 | 153 | -35.3 |
| 600,000-649,999 | 12 | 9 | 33.3 | 56 | 66 | -15.2 |
| 650,000-699,999 | 11 | 12 | -8.3 | 61 | 67 | -9.0 |
| 700,000-749,999 | 9 | 13 | -30.8 | 34 | 38 | -10.5 |
| 750,000-799,999 | 8 | 11 | -27.3 | 46 | 42 | 9.5 |
| 800,000-849,999 | 6 | 6 | 0.0 | 18 | 31 | -41.9 |
| 850,000-899,999 | 8 | 6 | 33.3 | 24 | 25 | -4.0 |
| 900,000-949,999 | 1 | 0 | N/A | 9 | 8 | 12.5 |
| 950,000-999,999 | 7 | 5 | 40.0 | 25 | 18 | 38.9 |
| 1,000,000-1,099,999 | 2 | 6 | -66.7 | 11 | 11 | 0.0 |
| 1,100,000-1,199,999 | 9 | 1 | 800.0 | 16 | 10 | 60.0 |
| 1,200,000-1,299,999 | 8 | 1 | 700.0 | 21 | 16 | 31.3 |
| 1,300,000-1,399,999 | 2 | 2 | 0.0 | 4 | 14 | -71.4 |
| 1,400,000-1,499,999 | 1 | 2 | -50.0 | 4 | 4 | 0.0 |
| 1,500,000-1,599,999 | 1 | 2 | -50.0 | 3 | 6 | -50.0 |
| 1,600,000-1,699,999 | 1 | 1 | 0.0 | 4 | 4 | 0.0 |
| 1,700,000-1,799,999 | 0 | 2 | -100.0 | 3 | 5 | -40.0 |
| 1,800,000-1,899,999 | 1 | 2 | -50.0 | 2 | 4 | -50.0 |
| 1,900,000-1,999,999 | 1 | 0 | N/A | 2 | 2 | 0.0 |
| 2,000,000-2,249,999 | 1 | 0 | N/A | 4 | 2 | 100.0 |

New Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|--------|
| | 2023 | 2022 | % Chg | 2023 | 2022 | % Chg |
| 0-99,999 | 0 | 0 | 0.0 | 2 | 1 | 100.0 |
| 100,000-149,999 | 1 | 0 | N/A | 14 | 8 | 75.0 |
| 150,000-199,999 | 6 | 4 | 50.0 | 50 | 43 | 16.3 |
| 200,000-249,999 | 5 | 3 | 66.7 | 74 | 62 | 19.4 |
| 250,000-299,999 | 7 | 6 | 16.7 | 126 | 153 | -17.6 |
| 300,000-349,999 | 3 | 12 | -75.0 | 172 | 203 | -15.3 |
| 350,000-399,999 | 6 | 9 | -33.3 | 236 | 318 | -25.8 |
| 400,000-449,999 | 8 | 8 | 0.0 | 167 | 217 | -23.0 |
| 450,000-499,999 | 4 | 8 | -50.0 | 130 | 182 | -28.6 |
| 500,000-549,999 | 2 | 2 | 0.0 | 83 | 117 | -29.1 |
| 550,000-599,999 | 3 | 3 | 0.0 | 79 | 130 | -39.2 |
| 600,000-649,999 | 2 | 1 | 100.0 | 49 | 59 | -16.9 |
| 650,000-699,999 | 2 | 0 | N/A | 54 | 54 | 0.0 |
| 700,000-749,999 | 2 | 0 | N/A | 25 | 35 | -28.6 |
| 750,000-799,999 | 1 | 2 | -50.0 | 35 | 36 | -2.8 |
| 800,000-849,999 | 0 | 0 | 0.0 | 12 | 20 | -40.0 |
| 850,000-899,999 | 1 | 0 | N/A | 20 | 19 | 5.3 |
| 900,000-949,999 | 0 | 0 | 0.0 | 9 | 7 | 28.6 |
| 950,000-999,999 | 0 | 0 | 0.0 | 20 | 14 | 42.9 |
| 1,000,000-1,099,999 | 2 | 0 | N/A | 6 | 7 | -14.3 |
| 1,100,000-1,199,999 | 1 | 0 | N/A | 15 | 8 | 87.5 |
| 1,200,000-1,299,999 | 0 | 0 | 0.0 | 20 | 12 | 66.7 |
| 1,300,000-1,399,999 | 0 | 0 | 0.0 | 3 | 11 | -72.7 |
| 1,400,000-1,499,999 | 0 | 0 | 0.0 | 2 | 3 | -33.3 |
| 1,500,000-1,599,999 | 0 | 1 | -100.0 | 1 | 4 | -75.0 |
| 1,600,000-1,699,999 | 0 | 0 | 0.0 | 3 | 2 | 50.0 |
| 1,700,000-1,799,999 | 0 | 0 | 0.0 | 1 | 5 | -80.0 |
| 1,800,000-1,899,999 | 0 | 1 | -100.0 | 0 | 3 | -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 | 1 | 1 | 0.0 | 2 | 2 | 0.0 |
| 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 | 1 | -100.0 | 1 | 1 | 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 | 1 | 1 | 0.0 | 1 | 1 | 0.0 |
| 4,250,000-4,499,999 | 1 | 1 | 0.0 | 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 | 335 | 354 | -5.4 | 1740 | 1986 | -12.4 |

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 | 2 | -50.0 |
| 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 | 1 | -100.0 |
| 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 | 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 | 56 | 60 | -6.7 | 1417 | 1743 | -18.7 |

Market Trends for Dec 2022 - Dec 2023

Filters: Property type Residential; 'County' of 'Josephine'; 'Property Sub Type' of 'Condominium', 'Manufactured On Land', 'Single Family Residence', 'Townhouse'.



| | Months Inventory |
|------------|------------------|
| Dec - 2023 | 5.49 |
| Nov - 2023 | 5.71 |
| Oct - 2023 | 5.37 |
| Sep - 2023 | 4.47 |
| Aug - 2023 | 3.48 |
| Jul - 2023 | 4.64 |
| Jun - 2023 | 3.36 |
| May - 2023 | 4.03 |
| Apr - 2023 | 4.05 |
| Mar - 2023 | 3.31 |
| Feb - 2023 | 4.98 |
| Jan - 2023 | 6.31 |
| Dec - 2022 | 4.25 |

Keybox Activity Report

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

| Keybox Accesses | Dec 22 | Dec 23 | Change |
|-----------------|--------|--------|--------|
| | 4604 | 4144 | -10.0% |

