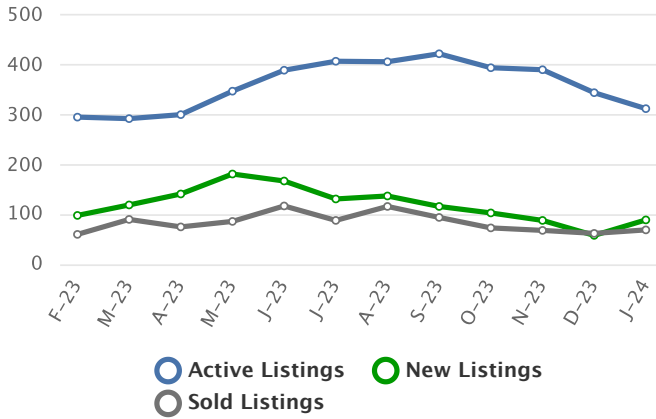


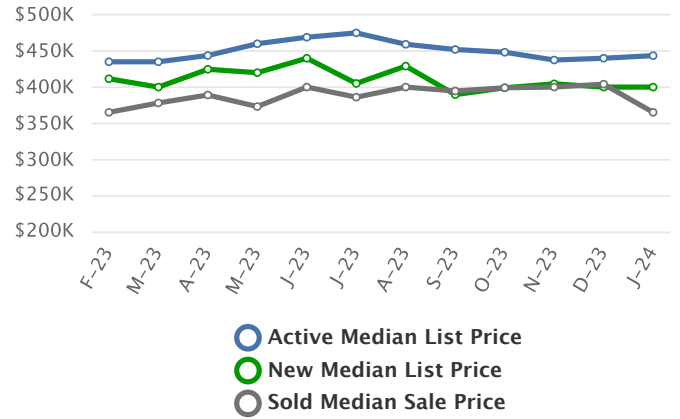
# Market Summary

Josephine Residential, January 2024

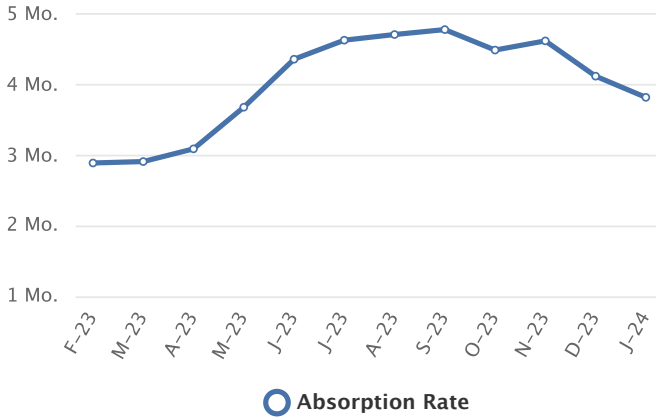
### Number of Listings



### Listing Prices



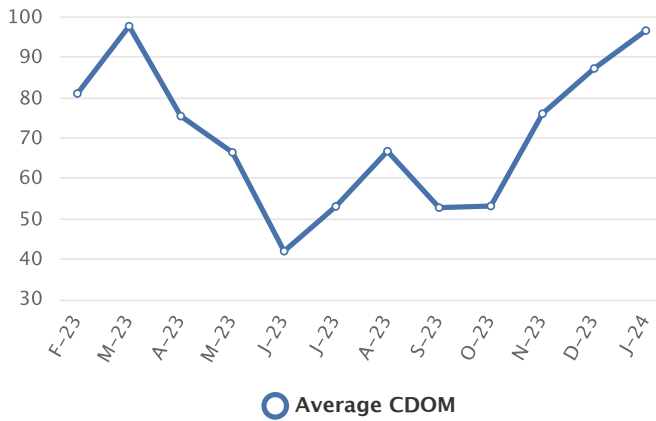
### Absorption Rate, in Months



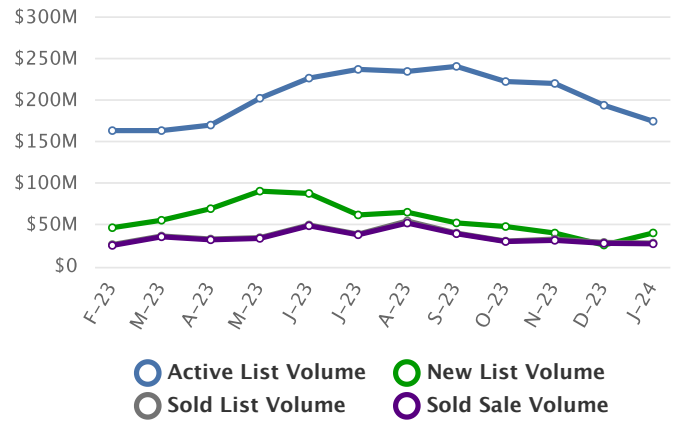
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Jan-24	Jan-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	3.82	3.03	26.07	3.82	3.03	26.07
Average List Price	\$560,859	\$538,664	4.12	\$535,432	\$529,906	1.04
Median List Price	\$443,513	\$427,000	3.87	\$425,000	\$425,000	0.00
Average Sale Price	\$400,155	\$434,039	-7.81	\$400,155	\$434,039	-7.81
Median Sale Price	\$365,000	\$397,500	-8.18	\$365,000	\$397,500	-8.18
Average CDOM	96	88	9.09	96	90	6.67
Median CDOM	70	62	12.90	71	64	10.94

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	2	1	100.0	2	1	100.0
150,000-199,999	3	2	50.0	3	2	50.0
200,000-249,999	11	1	1000.0	11	1	1000.0
250,000-299,999	5	9	-44.4	5	9	-44.4
300,000-349,999	7	6	16.7	7	6	16.7
350,000-399,999	13	9	44.4	13	9	44.4
400,000-449,999	11	6	83.3	11	6	83.3
450,000-499,999	3	5	-40.0	3	5	-40.0
500,000-549,999	4	4	0.0	4	4	0.0
550,000-599,999	3	1	200.0	3	1	200.0
600,000-649,999	1	1	0.0	1	1	0.0
650,000-699,999	0	2	-100.0	0	2	-100.0
700,000-749,999	1	0	N/A	1	0	N/A
750,000-799,999	0	0	0.0	0	0	0.0
800,000-849,999	1	0	N/A	1	0	N/A
850,000-899,999	1	1	0.0	1	1	0.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	3	0	N/A	3	0	N/A
1,000,000-1,099,999	0	1	-100.0	0	1	-100.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	3	4	-25.0	3	4	-25.0
200,000-249,999	5	3	66.7	5	3	66.7
250,000-299,999	8	12	-33.3	8	12	-33.3
300,000-349,999	20	6	233.3	20	6	233.3
350,000-399,999	15	13	15.4	15	13	15.4
400,000-449,999	11	7	57.1	11	7	57.1
450,000-499,999	6	8	-25.0	6	8	-25.0
500,000-549,999	1	2	-50.0	1	2	-50.0
550,000-599,999	3	3	0.0	3	3	0.0
600,000-649,999	2	1	100.0	2	1	100.0
650,000-699,999	2	0	N/A	2	0	N/A
700,000-749,999	1	3	-66.7	1	3	-66.7
750,000-799,999	2	0	N/A	2	0	N/A
800,000-849,999	1	1	0.0	1	1	0.0
850,000-899,999	0	1	-100.0	0	1	-100.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	2	-100.0	0	2	-100.0
1,000,000-1,099,999	1	1	0.0	1	1	0.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	2	-100.0	0	2	-100.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	0	0	0.0	0	0	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	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
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	69	51	35.3	69	51	35.3

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	1	-100.0	0	1	-100.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	1	-100.0	0	1	-100.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
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	81	69	17.4	81	69	17.4

## Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	0	N/A	1	0	N/A
100,000-149,999	4	1	300.0	4	1	300.0
150,000-199,999	12	16	-25.0	16	20	-20.0
200,000-249,999	16	19	-15.8	19	24	-20.8
250,000-299,999	24	27	-11.1	28	34	-17.6
300,000-349,999	26	28	-7.1	42	36	16.7
350,000-399,999	41	52	-21.2	64	70	-8.6
400,000-449,999	36	34	5.9	44	46	-4.3
450,000-499,999	34	35	-2.9	39	42	-7.1
500,000-549,999	14	18	-22.2	18	23	-21.7
550,000-599,999	20	23	-13.0	25	25	0.0
600,000-649,999	11	8	37.5	14	10	40.0
650,000-699,999	13	7	85.7	18	8	125.0
700,000-749,999	7	6	16.7	9	9	0.0
750,000-799,999	6	12	-50.0	6	13	-53.8
800,000-849,999	5	6	-16.7	7	6	16.7
850,000-899,999	7	2	250.0	8	4	100.0
900,000-949,999	2	1	100.0	2	1	100.0
950,000-999,999	6	4	50.0	7	5	40.0
1,000,000-1,099,999	4	4	0.0	4	5	-20.0
1,100,000-1,199,999	6	1	500.0	6	2	200.0
1,200,000-1,299,999	5	2	150.0	6	3	100.0
1,300,000-1,399,999	3	1	200.0	3	1	200.0
1,400,000-1,499,999	2	2	0.0	2	2	0.0
1,500,000-1,599,999	0	1	-100.0	0	2	-100.0
1,600,000-1,699,999	0	1	-100.0	0	2	-100.0
1,700,000-1,799,999	0	2	-100.0	0	3	-100.0
1,800,000-1,899,999	1	2	-50.0	1	2	-50.0
1,900,000-1,999,999	1	0	N/A	1	0	N/A
2,000,000-2,249,999	1	0	N/A	1	0	N/A

## New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	0	N/A	1	0	N/A
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	3	6	-50.0	3	6	-50.0
200,000-249,999	6	6	0.0	6	6	0.0
250,000-299,999	3	7	-57.1	3	7	-57.1
300,000-349,999	12	7	71.4	12	7	71.4
350,000-399,999	20	14	42.9	20	14	42.9
400,000-449,999	12	13	-7.7	12	13	-7.7
450,000-499,999	6	9	-33.3	6	9	-33.3
500,000-549,999	3	2	50.0	3	2	50.0
550,000-599,999	8	6	33.3	8	6	33.3
600,000-649,999	2	2	0.0	2	2	0.0
650,000-699,999	6	1	500.0	6	1	500.0
700,000-749,999	1	0	N/A	1	0	N/A
750,000-799,999	0	2	-100.0	0	2	-100.0
800,000-849,999	0	0	0.0	0	0	0.0
850,000-899,999	2	0	N/A	2	0	N/A
900,000-949,999	0	1	-100.0	0	1	-100.0
950,000-999,999	2	0	N/A	2	0	N/A
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	0	1	-100.0	0	1	-100.0
1,200,000-1,299,999	1	2	-50.0	1	2	-50.0
1,300,000-1,399,999	1	0	N/A	1	0	N/A
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	0	0.0
1,600,000-1,699,999	0	1	-100.0	0	1	-100.0
1,700,000-1,799,999	0	1	-100.0	0	1	-100.0
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

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% 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	1	1	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	1	-100.0	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	2	2	0.0	2	2	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	312	320	-2.5	399	404	-1.2

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% 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	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	89	81	9.9	89	81	9.9

# Market Trends for Jan 2023 - Jan 2024

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



	Months Inventory
Jan - 2024	4.52
Dec - 2023	5.55
Nov - 2023	5.75
Oct - 2023	5.41
Sep - 2023	4.49
Aug - 2023	3.50
Jul - 2023	4.65
Jun - 2023	3.33
May - 2023	4.03
Apr - 2023	4.05
Mar - 2023	3.31
Feb - 2023	4.98
Jan - 2023	6.31

# Keybox Activity Report

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

Keybox Accesses	Jan 23	Jan 24	Change
	5396	5794	7.4%

