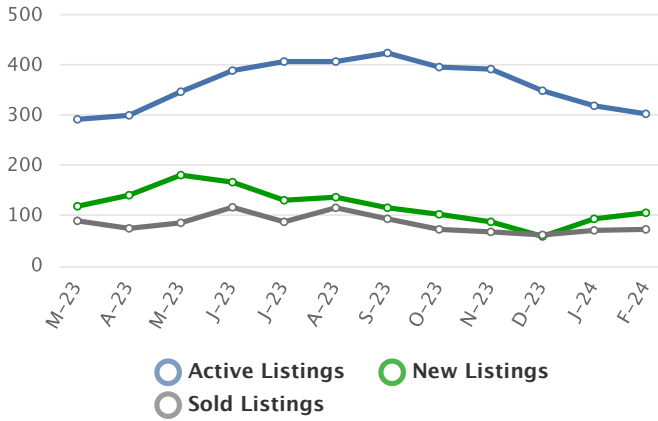


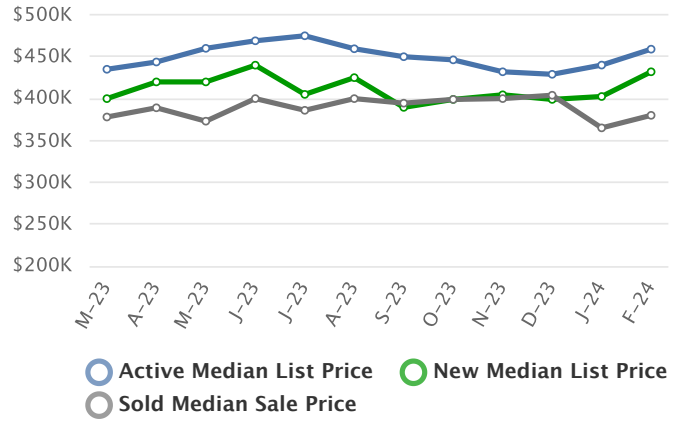
Market Summary

Josephine Residential, February 2024

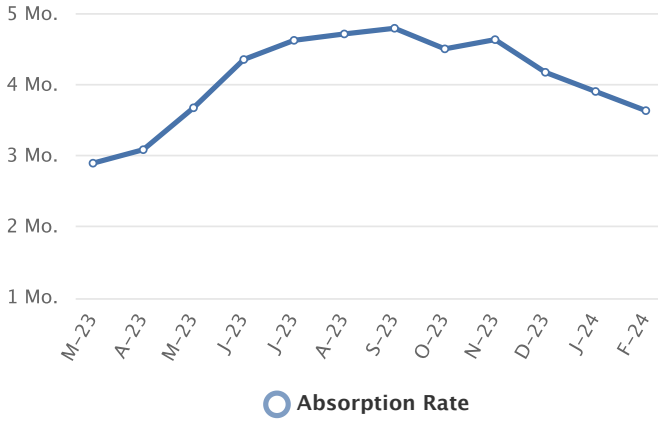
Number of Listings



Listing Prices



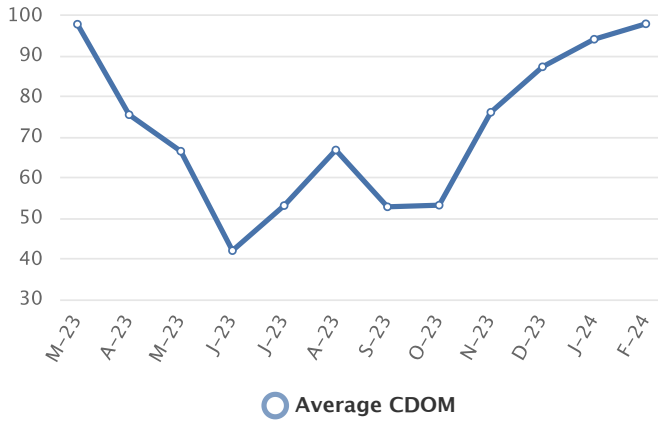
Absorption Rate, in Months



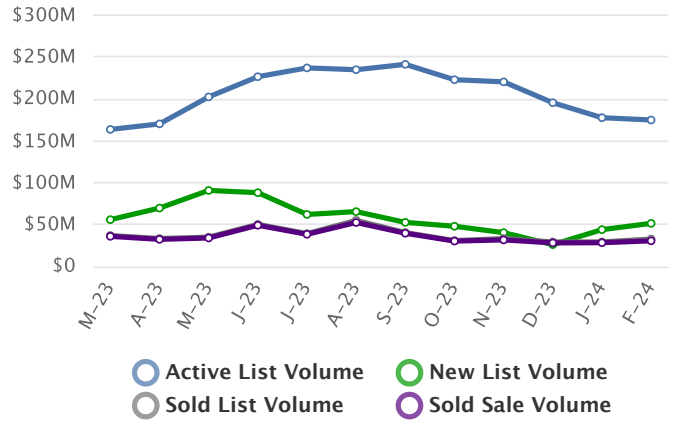
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Feb-24	Feb-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	3.64	2.89	25.95	3.78	2.96	27.70
Average List Price	\$577,410	\$554,853	4.07	\$524,137	\$520,495	0.70
Median List Price	\$459,000	\$435,000	5.52	\$425,000	\$425,000	0.00
Average Sale Price	\$419,619	\$427,290	-1.80	\$410,054	\$430,391	-4.73
Median Sale Price	\$380,000	\$365,000	4.11	\$375,850	\$369,900	1.61
Average CDOM	97	81	19.75	96	85	12.94
Median CDOM	65	52	25.00	66	63	4.76

Sold 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	1	0	N/A	3	1	200.0
150,000-199,999	1	4	-75.0	4	6	-33.3
200,000-249,999	5	6	-16.7	16	7	128.6
250,000-299,999	3	5	-40.0	8	14	-42.9
300,000-349,999	16	6	166.7	23	12	91.7
350,000-399,999	13	15	-13.3	27	24	12.5
400,000-449,999	8	7	14.3	20	13	53.8
450,000-499,999	6	5	20.0	9	10	-10.0
500,000-549,999	4	3	33.3	8	7	14.3
550,000-599,999	2	1	100.0	5	2	150.0
600,000-649,999	6	1	500.0	7	2	250.0
650,000-699,999	2	1	100.0	2	3	-33.3
700,000-749,999	2	1	100.0	3	1	200.0
750,000-799,999	0	0	0.0	0	0	0.0
800,000-849,999	3	1	200.0	4	1	300.0
850,000-899,999	0	0	0.0	1	1	0.0
900,000-949,999	0	1	-100.0	0	1	-100.0
950,000-999,999	0	1	-100.0	3	1	200.0
1,000,000-1,099,999	0	0	0.0	0	1	-100.0

Pending 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	1	1	0.0	1	1	0.0
150,000-199,999	2	2	0.0	4	6	-33.3
200,000-249,999	2	3	-33.3	8	6	33.3
250,000-299,999	9	10	-10.0	16	22	-27.3
300,000-349,999	9	19	-52.6	29	25	16.0
350,000-399,999	21	22	-4.5	36	35	2.9
400,000-449,999	13	9	44.4	22	16	37.5
450,000-499,999	8	6	33.3	14	14	0.0
500,000-549,999	6	1	500.0	7	3	133.3
550,000-599,999	2	5	-60.0	5	8	-37.5
600,000-649,999	3	2	50.0	5	3	66.7
650,000-699,999	5	1	400.0	6	1	500.0
700,000-749,999	0	1	-100.0	1	4	-75.0
750,000-799,999	1	3	-66.7	3	3	0.0
800,000-849,999	1	0	N/A	2	1	100.0
850,000-899,999	0	0	0.0	0	1	-100.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	1	1	0.0	1	3	-66.7
1,000,000-1,099,999	0	0	0.0	0	1	-100.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	0	0.0	0	2	-100.0
1,200,000-1,299,999	0	1	-100.0	0	1	-100.0
1,300,000-1,399,999	0	1	-100.0	0	1	-100.0
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	73	60	21.7	144	111	29.7

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	0	0.0	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	0	0.0	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	85	86	-1.2	161	155	3.9

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	0	N/A	2	0	N/A
100,000-149,999	6	1	500.0	7	4	75.0
150,000-199,999	10	12	-16.7	16	20	-20.0
200,000-249,999	14	18	-22.2	23	25	-8.0
250,000-299,999	21	15	40.0	40	45	-11.1
300,000-349,999	21	30	-30.0	55	55	0.0
350,000-399,999	44	48	-8.3	83	82	1.2
400,000-449,999	30	34	-11.8	59	55	7.3
450,000-499,999	28	30	-6.7	50	49	2.0
500,000-549,999	19	17	11.8	25	27	-7.4
550,000-599,999	21	20	5.0	29	30	-3.3
600,000-649,999	12	11	9.1	18	19	-5.3
650,000-699,999	9	10	-10.0	21	13	61.5
700,000-749,999	10	5	100.0	11	10	10.0
750,000-799,999	8	10	-20.0	14	17	-17.6
800,000-849,999	3	5	-40.0	9	6	50.0
850,000-899,999	9	1	800.0	11	6	83.3
900,000-949,999	1	2	-50.0	2	3	-33.3
950,000-999,999	8	3	166.7	12	6	100.0
1,000,000-1,099,999	6	4	50.0	5	6	-16.7
1,100,000-1,199,999	5	0	N/A	6	1	500.0
1,200,000-1,299,999	5	4	25.0	5	5	0.0
1,300,000-1,399,999	2	1	100.0	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	2	-100.0	0	2	-100.0
1,700,000-1,799,999	1	3	-66.7	1	3	-66.7
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	2	0	N/A
100,000-149,999	1	3	-66.7	1	3	-66.7
150,000-199,999	1	0	N/A	5	6	-16.7
200,000-249,999	4	2	100.0	9	8	12.5
250,000-299,999	10	11	-9.1	14	18	-22.2
300,000-349,999	10	19	-47.4	24	26	-7.7
350,000-399,999	20	12	66.7	39	26	50.0
400,000-449,999	12	9	33.3	25	22	13.6
450,000-499,999	12	7	71.4	18	16	12.5
500,000-549,999	4	4	0.0	10	6	66.7
550,000-599,999	6	5	20.0	12	11	9.1
600,000-649,999	2	9	-77.8	6	11	-45.5
650,000-699,999	5	5	0.0	9	6	50.0
700,000-749,999	2	1	100.0	3	1	200.0
750,000-799,999	5	4	25.0	5	6	-16.7
800,000-849,999	4	0	N/A	4	0	N/A
850,000-899,999	3	2	50.0	5	2	150.0
900,000-949,999	0	2	-100.0	0	3	-100.0
950,000-999,999	2	1	100.0	4	1	300.0
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	2	0	N/A	2	1	100.0
1,200,000-1,299,999	0	2	-100.0	1	4	-75.0
1,300,000-1,399,999	0	0	0.0	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	0	0.0	0	1	-100.0
1,700,000-1,799,999	0	0	0.0	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	1	0	N/A
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	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	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	303	295	2.7	516	501	3.0

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	106	98	8.2	200	179	11.7

Market Trends for Feb 2023 - Feb 2024

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



	Months Inventory
Feb - 2024	4.15
Jan - 2024	4.51
Dec - 2023	5.63
Nov - 2023	5.78
Oct - 2023	5.44
Sep - 2023	4.51
Aug - 2023	3.51
Jul - 2023	4.65
Jun - 2023	3.33
May - 2023	4.03
Apr - 2023	4.05
Mar - 2023	3.31
Feb - 2023	4.98

Keybox Activity Report

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

Keybox Accesses	Feb 23	Feb 24	Change
	5417	6012	11.0%

