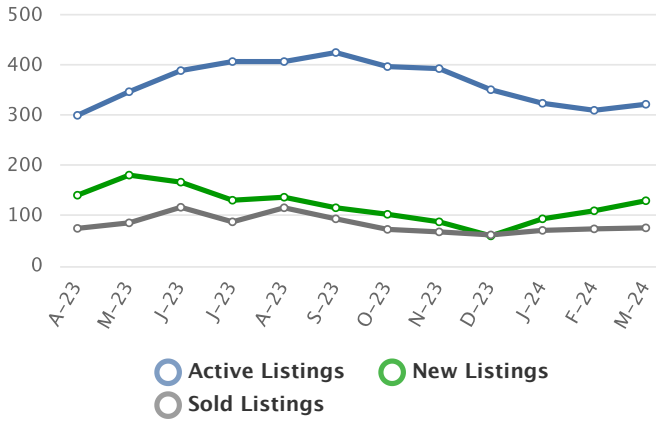


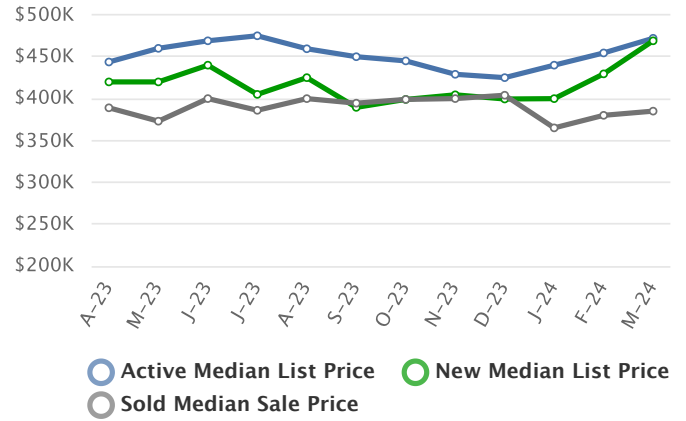
Market Summary

Josephine Residential, March 2024

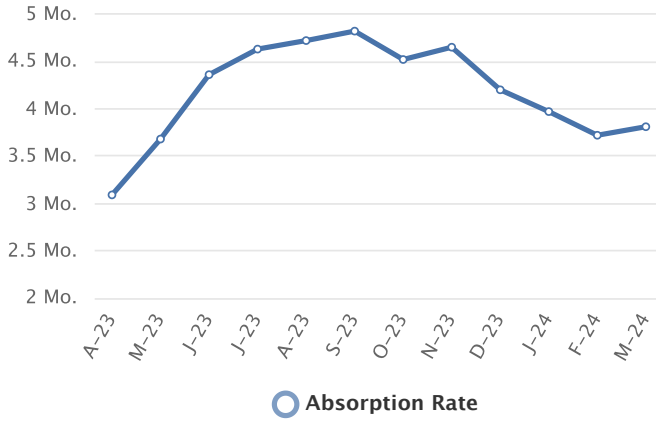
Number of Listings



Listing Prices



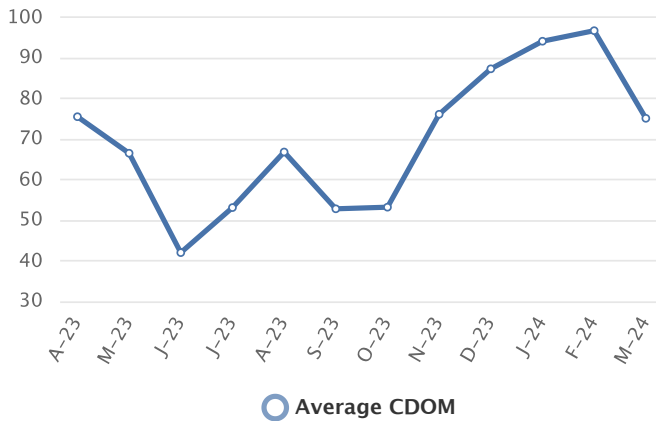
Absorption Rate, in Months



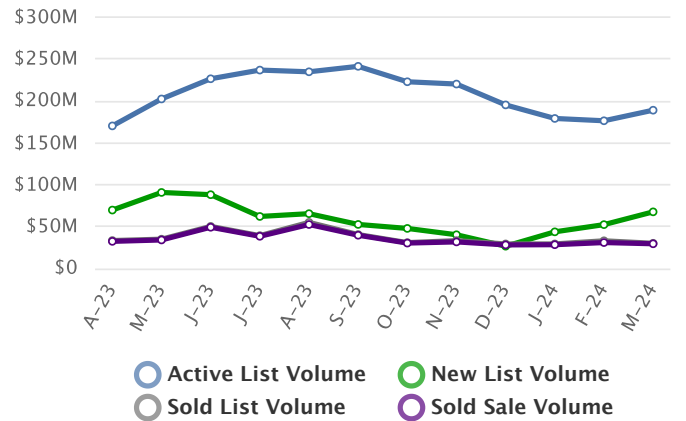
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

| | Mar-24 | Mar-23 | % Chg | 2024 YTD | 2023 YTD | % Chg |
|--------------------|-----------|-----------|--------|-----------|-----------|--------|
| Absorption Rate | 3.81 | 2.9 | 31.38 | 3.83 | 2.94 | 30.27 |
| Average List Price | \$587,093 | \$560,426 | 4.76 | \$519,610 | \$510,291 | 1.83 |
| Median List Price | \$472,000 | \$435,000 | 8.51 | \$435,000 | \$422,550 | 2.95 |
| Average Sale Price | \$388,426 | \$400,065 | -2.91 | \$404,884 | \$416,812 | -2.86 |
| Median Sale Price | \$385,000 | \$378,000 | 1.85 | \$380,000 | \$370,000 | 2.70 |
| Average CDOM | 75 | 97 | -22.68 | 88 | 90 | -2.22 |
| Median CDOM | 33 | 64 | -48.44 | 58 | 65 | -10.77 |

Sold Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|--------|
| | 2024 | 2023 | % Chg | 2024 | 2023 | % Chg |
| 0-99,999 | 2 | 0 | N/A | 3 | 0 | N/A |
| 100,000-149,999 | 0 | 2 | -100.0 | 3 | 3 | 0.0 |
| 150,000-199,999 | 2 | 1 | 100.0 | 6 | 7 | -14.3 |
| 200,000-249,999 | 5 | 3 | 66.7 | 21 | 10 | 110.0 |
| 250,000-299,999 | 7 | 12 | -41.7 | 15 | 26 | -42.3 |
| 300,000-349,999 | 14 | 15 | -6.7 | 38 | 27 | 40.7 |
| 350,000-399,999 | 13 | 24 | -45.8 | 40 | 48 | -16.7 |
| 400,000-449,999 | 11 | 11 | 0.0 | 31 | 24 | 29.2 |
| 450,000-499,999 | 10 | 5 | 100.0 | 19 | 15 | 26.7 |
| 500,000-549,999 | 4 | 3 | 33.3 | 12 | 10 | 20.0 |
| 550,000-599,999 | 1 | 6 | -83.3 | 6 | 8 | -25.0 |
| 600,000-649,999 | 3 | 2 | 50.0 | 10 | 4 | 150.0 |
| 650,000-699,999 | 3 | 2 | 50.0 | 5 | 5 | 0.0 |
| 700,000-749,999 | 0 | 2 | -100.0 | 3 | 3 | 0.0 |
| 750,000-799,999 | 1 | 0 | N/A | 1 | 0 | N/A |
| 800,000-849,999 | 0 | 1 | -100.0 | 4 | 2 | 100.0 |
| 850,000-899,999 | 0 | 1 | -100.0 | 1 | 2 | -50.0 |
| 900,000-949,999 | 0 | 0 | 0.0 | 0 | 1 | -100.0 |
| 950,000-999,999 | 0 | 0 | 0.0 | 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 | 2 | 0 | N/A |
| 100,000-149,999 | 3 | 1 | 200.0 | 4 | 2 | 100.0 |
| 150,000-199,999 | 3 | 2 | 50.0 | 7 | 8 | -12.5 |
| 200,000-249,999 | 6 | 1 | 500.0 | 13 | 7 | 85.7 |
| 250,000-299,999 | 7 | 8 | -12.5 | 20 | 30 | -33.3 |
| 300,000-349,999 | 11 | 13 | -15.4 | 40 | 38 | 5.3 |
| 350,000-399,999 | 18 | 20 | -10.0 | 53 | 55 | -3.6 |
| 400,000-449,999 | 10 | 13 | -23.1 | 31 | 29 | 6.9 |
| 450,000-499,999 | 14 | 7 | 100.0 | 28 | 21 | 33.3 |
| 500,000-549,999 | 6 | 4 | 50.0 | 13 | 7 | 85.7 |
| 550,000-599,999 | 3 | 3 | 0.0 | 7 | 11 | -36.4 |
| 600,000-649,999 | 4 | 6 | -33.3 | 9 | 9 | 0.0 |
| 650,000-699,999 | 6 | 5 | 20.0 | 12 | 6 | 100.0 |
| 700,000-749,999 | 2 | 0 | N/A | 3 | 4 | -25.0 |
| 750,000-799,999 | 3 | 0 | N/A | 6 | 3 | 100.0 |
| 800,000-849,999 | 2 | 1 | 100.0 | 4 | 2 | 100.0 |
| 850,000-899,999 | 1 | 1 | 0.0 | 1 | 2 | -50.0 |
| 900,000-949,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 950,000-999,999 | 4 | 0 | N/A | 4 | 3 | 33.3 |
| 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 | 0 | 0.0 | 0 | 1 | -100.0 |
| 1,300,000-1,399,999 | 0 | 0 | 0.0 | 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 | 76 | 90 | -15.6 | 221 | 201 | 10.0 |

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 | 1 | -100.0 | 0 | 2 | -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 | 104 | 86 | 20.9 | 257 | 241 | 6.6 |

Active Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|--------|
| | 2024 | 2023 | % Chg | 2024 | 2023 | % Chg |
| 0-99,999 | 0 | 0 | 0.0 | 2 | 0 | N/A |
| 100,000-149,999 | 6 | 2 | 200.0 | 8 | 4 | 100.0 |
| 150,000-199,999 | 11 | 13 | -15.4 | 19 | 26 | -26.9 |
| 200,000-249,999 | 10 | 19 | -47.4 | 29 | 28 | 3.6 |
| 250,000-299,999 | 26 | 17 | 52.9 | 52 | 57 | -8.8 |
| 300,000-349,999 | 21 | 27 | -22.2 | 65 | 71 | -8.5 |
| 350,000-399,999 | 42 | 40 | 5.0 | 102 | 106 | -3.8 |
| 400,000-449,999 | 36 | 38 | -5.3 | 78 | 70 | 11.4 |
| 450,000-499,999 | 26 | 27 | -3.7 | 68 | 56 | 21.4 |
| 500,000-549,999 | 16 | 17 | -5.9 | 36 | 35 | 2.9 |
| 550,000-599,999 | 21 | 18 | 16.7 | 35 | 37 | -5.4 |
| 600,000-649,999 | 15 | 13 | 15.4 | 27 | 24 | 12.5 |
| 650,000-699,999 | 13 | 11 | 18.2 | 25 | 21 | 19.0 |
| 700,000-749,999 | 8 | 4 | 100.0 | 11 | 10 | 10.0 |
| 750,000-799,999 | 18 | 10 | 80.0 | 25 | 19 | 31.6 |
| 800,000-849,999 | 6 | 4 | 50.0 | 11 | 8 | 37.5 |
| 850,000-899,999 | 10 | 2 | 400.0 | 15 | 6 | 150.0 |
| 900,000-949,999 | 2 | 3 | -33.3 | 3 | 4 | -25.0 |
| 950,000-999,999 | 8 | 3 | 166.7 | 13 | 7 | 85.7 |
| 1,000,000-1,099,999 | 6 | 4 | 50.0 | 7 | 6 | 16.7 |
| 1,100,000-1,199,999 | 4 | 0 | N/A | 4 | 1 | 300.0 |
| 1,200,000-1,299,999 | 5 | 5 | 0.0 | 8 | 6 | 33.3 |
| 1,300,000-1,399,999 | 3 | 1 | 200.0 | 5 | 2 | 150.0 |
| 1,400,000-1,499,999 | 1 | 2 | -50.0 | 1 | 2 | -50.0 |
| 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 | 1 | 0.0 |

New Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|--------|
| | 2024 | 2023 | % Chg | 2024 | 2023 | % Chg |
| 0-99,999 | 0 | 0 | 0.0 | 2 | 0 | N/A |
| 100,000-149,999 | 0 | 0 | 0.0 | 1 | 3 | -66.7 |
| 150,000-199,999 | 2 | 6 | -66.7 | 8 | 12 | -33.3 |
| 200,000-249,999 | 6 | 2 | 200.0 | 15 | 10 | 50.0 |
| 250,000-299,999 | 10 | 12 | -16.7 | 24 | 30 | -20.0 |
| 300,000-349,999 | 10 | 16 | -37.5 | 34 | 42 | -19.0 |
| 350,000-399,999 | 15 | 24 | -37.5 | 57 | 50 | 14.0 |
| 400,000-449,999 | 19 | 15 | 26.7 | 45 | 37 | 21.6 |
| 450,000-499,999 | 14 | 7 | 100.0 | 34 | 23 | 47.8 |
| 500,000-549,999 | 13 | 8 | 62.5 | 20 | 14 | 42.9 |
| 550,000-599,999 | 7 | 7 | 0.0 | 20 | 18 | 11.1 |
| 600,000-649,999 | 8 | 5 | 60.0 | 13 | 16 | -18.7 |
| 650,000-699,999 | 2 | 7 | -71.4 | 12 | 13 | -7.7 |
| 700,000-749,999 | 2 | 1 | 100.0 | 4 | 2 | 100.0 |
| 750,000-799,999 | 8 | 2 | 300.0 | 16 | 8 | 100.0 |
| 800,000-849,999 | 0 | 2 | -100.0 | 4 | 2 | 100.0 |
| 850,000-899,999 | 5 | 0 | N/A | 8 | 2 | 300.0 |
| 900,000-949,999 | 1 | 1 | 0.0 | 1 | 4 | -75.0 |
| 950,000-999,999 | 3 | 1 | 200.0 | 6 | 2 | 200.0 |
| 1,000,000-1,099,999 | 1 | 0 | N/A | 2 | 0 | N/A |
| 1,100,000-1,199,999 | 0 | 0 | 0.0 | 1 | 1 | 0.0 |
| 1,200,000-1,299,999 | 3 | 1 | 200.0 | 4 | 5 | -20.0 |
| 1,300,000-1,399,999 | 1 | 1 | 0.0 | 2 | 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 | 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 | 1 | -100.0 | 0 | 1 | -100.0 |

Active Listings

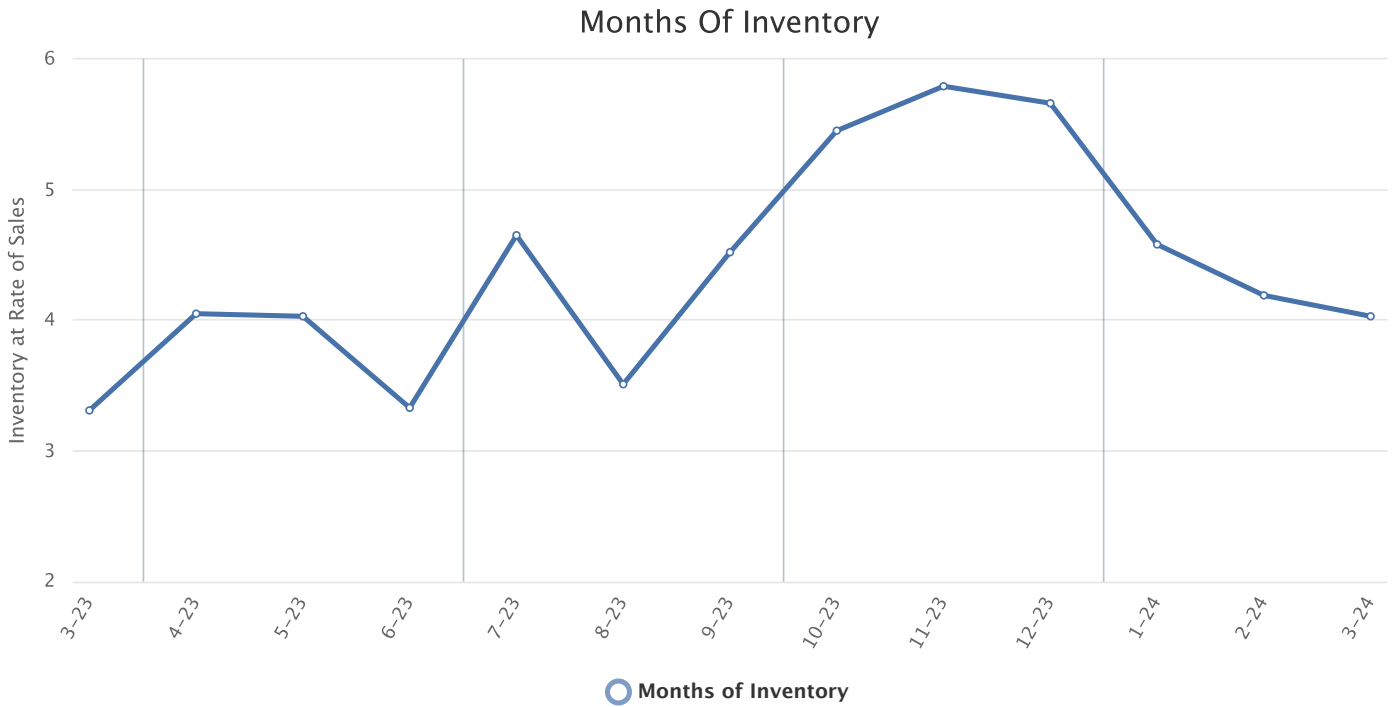
| | This Month | | | Year to Date | | |
|---------------------|------------|------|-------|--------------|------|--------|
| | 2024 | 2023 | % Chg | 2024 | 2023 | % Chg |
| 2,250,000-2,499,999 | 1 | 1 | 0.0 | 1 | 1 | 0.0 |
| 2,500,000-2,749,999 | 1 | 1 | 0.0 | 1 | 1 | 0.0 |
| 2,750,000-2,999,999 | 0 | 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 | 322 | 292 | 10.3 | 657 | 621 | 5.8 |

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 | 130 | 119 | 9.2 | 334 | 298 | 12.1 |

Market Trends for Mar 2023 - Mar 2024

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



| | Months Inventory |
|------------|------------------|
| Mar - 2024 | 4.03 |
| Feb - 2024 | 4.19 |
| Jan - 2024 | 4.58 |
| Dec - 2023 | 5.66 |
| Nov - 2023 | 5.79 |
| Oct - 2023 | 5.45 |
| Sep - 2023 | 4.52 |
| Aug - 2023 | 3.51 |
| Jul - 2023 | 4.65 |
| Jun - 2023 | 3.33 |
| May - 2023 | 4.03 |
| Apr - 2023 | 4.05 |
| Mar - 2023 | 3.31 |

Keybox Activity Report

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

| Keybox Accesses | Mar 23 | Mar 24 | Change |
|-----------------|--------|--------|--------|
| | 6339 | 6529 | 3.0% |

