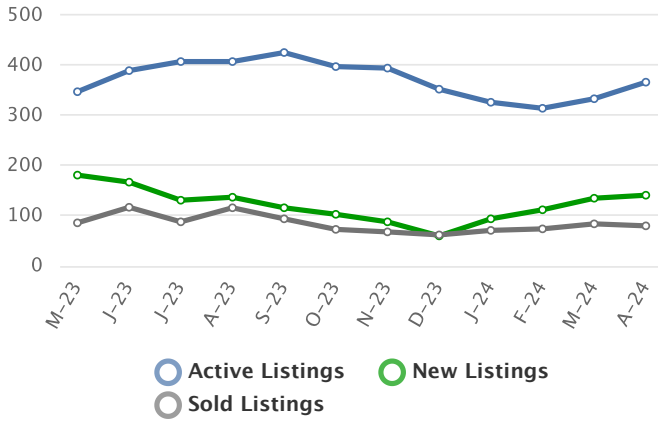


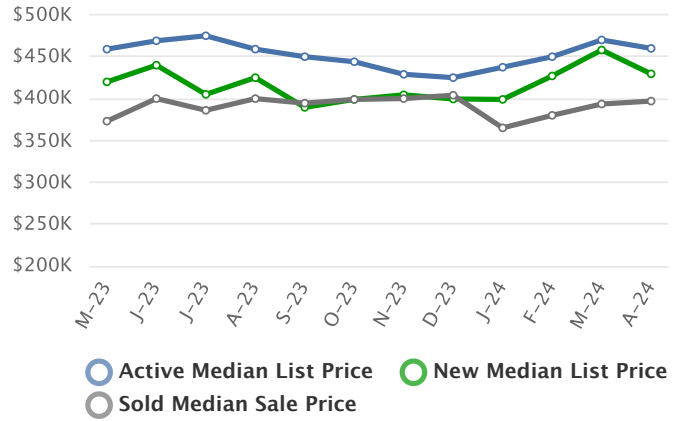
Market Summary

Josephine Residential, April 2024

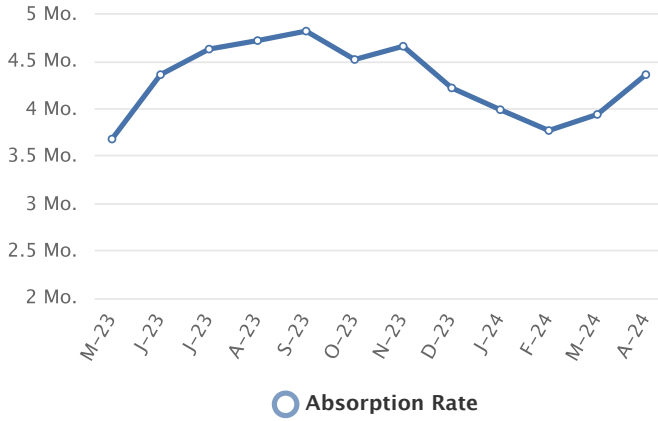
Number of Listings



Listing Prices



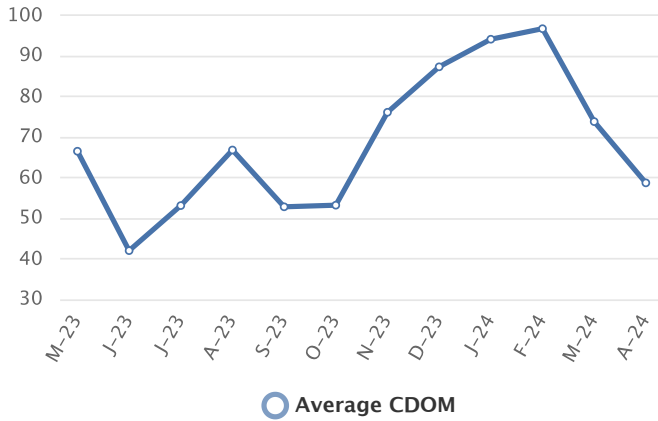
Absorption Rate, in Months



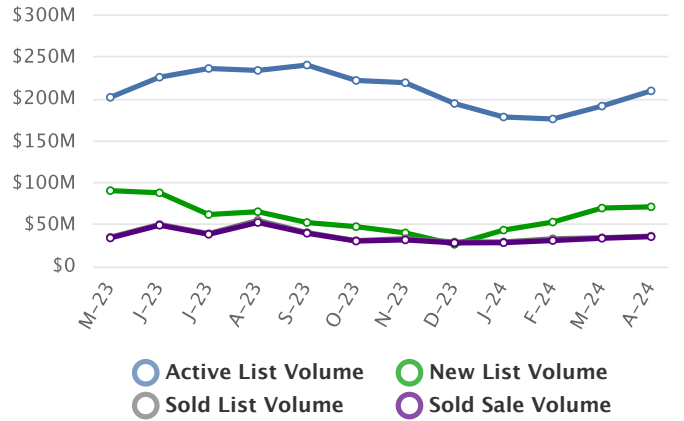
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-24	Apr-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	4.36	3.09	41.10	4.01	2.98	34.56
Average List Price	\$573,108	\$566,718	1.13	\$513,811	\$507,129	1.32
Median List Price	\$459,950	\$443,700	3.66	\$429,900	\$421,225	2.06
Average Sale Price	\$444,985	\$432,088	2.98	\$416,515	\$420,963	-1.06
Median Sale Price	\$397,000	\$389,000	2.06	\$386,000	\$380,000	1.58
Average CDOM	58	75	-22.67	80	86	-6.98
Median CDOM	19	31	-38.71	47	55	-14.55

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	3	0	N/A
100,000-149,999	2	2	0.0	5	5	0.0
150,000-199,999	6	0	N/A	12	7	71.4
200,000-249,999	3	2	50.0	24	12	100.0
250,000-299,999	5	5	0.0	20	31	-35.5
300,000-349,999	5	12	-58.3	43	39	10.3
350,000-399,999	19	19	0.0	60	67	-10.4
400,000-449,999	9	11	-18.2	44	35	25.7
450,000-499,999	8	4	100.0	27	19	42.1
500,000-549,999	4	4	0.0	17	14	21.4
550,000-599,999	4	4	0.0	10	12	-16.7
600,000-649,999	1	6	-83.3	12	10	20.0
650,000-699,999	3	3	0.0	8	8	0.0
700,000-749,999	3	0	N/A	6	3	100.0
750,000-799,999	2	0	N/A	3	0	N/A
800,000-849,999	3	2	50.0	7	4	75.0
850,000-899,999	1	0	N/A	2	2	0.0
900,000-949,999	0	0	0.0	0	1	-100.0
950,000-999,999	2	1	100.0	6	2	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	0	0	0.0	2	0	N/A
100,000-149,999	0	1	-100.0	4	3	33.3
150,000-199,999	4	5	-20.0	11	13	-15.4
200,000-249,999	5	4	25.0	17	11	54.5
250,000-299,999	13	6	116.7	31	36	-13.9
300,000-349,999	12	9	33.3	50	47	6.4
350,000-399,999	15	18	-16.7	67	73	-8.2
400,000-449,999	19	10	90.0	48	39	23.1
450,000-499,999	10	7	42.9	36	28	28.6
500,000-549,999	5	4	25.0	18	11	63.6
550,000-599,999	6	6	0.0	12	17	-29.4
600,000-649,999	1	2	-50.0	10	11	-9.1
650,000-699,999	1	4	-75.0	13	10	30.0
700,000-749,999	2	0	N/A	5	4	25.0
750,000-799,999	4	0	N/A	10	3	233.3
800,000-849,999	0	1	-100.0	4	3	33.3
850,000-899,999	1	1	0.0	3	3	0.0
900,000-949,999	1	0	N/A	1	0	N/A
950,000-999,999	0	1	-100.0	4	4	0.0
1,000,000-1,099,999	0	1	-100.0	0	2	-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	80	75	6.7	309	276	12.0

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	1	0	N/A	1	0	N/A
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	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	1	0	N/A	1	0	N/A
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	101	80	26.3	348	321	8.4

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	2	1	100.0
100,000-149,999	5	4	25.0	9	6	50.0
150,000-199,999	12	13	-7.7	22	34	-35.3
200,000-249,999	15	17	-11.8	37	36	2.8
250,000-299,999	20	21	-4.8	58	69	-15.9
300,000-349,999	42	23	82.6	95	82	15.9
350,000-399,999	44	41	7.3	121	132	-8.3
400,000-449,999	40	36	11.1	94	81	16.0
450,000-499,999	34	24	41.7	85	69	23.2
500,000-549,999	17	21	-19.0	42	43	-2.3
550,000-599,999	26	21	23.8	46	48	-4.2
600,000-649,999	15	13	15.4	27	28	-3.6
650,000-699,999	12	12	0.0	33	29	13.8
700,000-749,999	6	4	50.0	12	10	20.0
750,000-799,999	20	12	66.7	31	21	47.6
800,000-849,999	5	3	66.7	12	10	20.0
850,000-899,999	13	3	333.3	21	10	110.0
900,000-949,999	1	3	-66.7	2	4	-50.0
950,000-999,999	10	5	100.0	18	11	63.6
1,000,000-1,099,999	4	2	100.0	7	6	16.7
1,100,000-1,199,999	3	1	200.0	5	5	0.0
1,200,000-1,299,999	9	5	80.0	10	7	42.9
1,300,000-1,399,999	4	1	300.0	5	2	150.0
1,400,000-1,499,999	0	2	-100.0	0	2	-100.0
1,500,000-1,599,999	1	0	N/A	1	2	-50.0
1,600,000-1,699,999	2	2	0.0	2	2	0.0
1,700,000-1,799,999	0	3	-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	1	0.0

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	2	1	100.0
100,000-149,999	1	2	-50.0	2	5	-60.0
150,000-199,999	2	8	-75.0	11	20	-45.0
200,000-249,999	3	8	-62.5	19	18	5.6
250,000-299,999	9	12	-25.0	35	42	-16.7
300,000-349,999	30	11	172.7	62	53	17.0
350,000-399,999	16	26	-38.5	77	76	1.3
400,000-449,999	15	11	36.4	59	48	22.9
450,000-499,999	19	13	46.2	53	36	47.2
500,000-549,999	7	8	-12.5	27	22	22.7
550,000-599,999	8	11	-27.3	29	29	0.0
600,000-649,999	2	4	-50.0	15	20	-25.0
650,000-699,999	7	8	-12.5	18	21	-14.3
700,000-749,999	1	0	N/A	6	2	200.0
750,000-799,999	4	1	300.0	21	9	133.3
800,000-849,999	1	2	-50.0	5	4	25.0
850,000-899,999	5	4	25.0	13	6	116.7
900,000-949,999	0	0	0.0	1	4	-75.0
950,000-999,999	4	4	0.0	11	6	83.3
1,000,000-1,099,999	1	1	0.0	2	1	100.0
1,100,000-1,199,999	2	4	-50.0	4	5	-20.0
1,200,000-1,299,999	2	1	100.0	5	6	-16.7
1,300,000-1,399,999	0	0	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	1	0	N/A	1	0	N/A
1,600,000-1,699,999	1	0	N/A	1	1	0.0
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	1	-100.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	0	1	-100.0	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	1	-100.0	0	1	-100.0
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	366	300	22.0	804	762	5.5

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	1	-100.0	0	1	-100.0
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	141	141	0.0	482	439	9.8

Market Trends for Apr 2023 - Apr 2024

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



	Months Inventory
Apr - 2024	4.59
Mar - 2024	3.98
Feb - 2024	4.24
Jan - 2024	4.61
Dec - 2023	5.68
Nov - 2023	5.81
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

Keybox Activity Report

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

Keybox Accesses	Apr 23	Apr 24	Change
	6325	6996	10.6%

