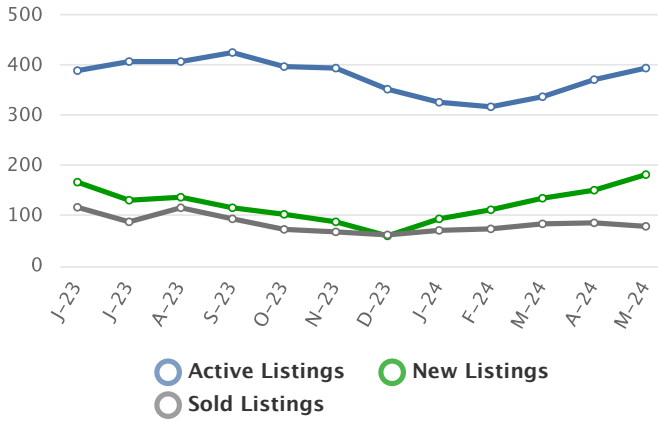


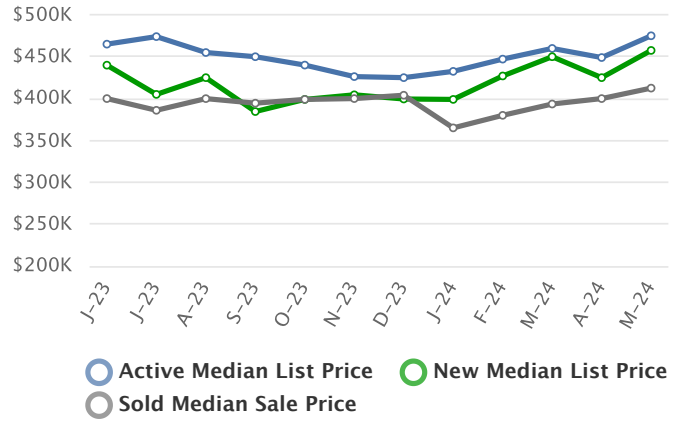
Market Summary

Josephine Residential, May 2024

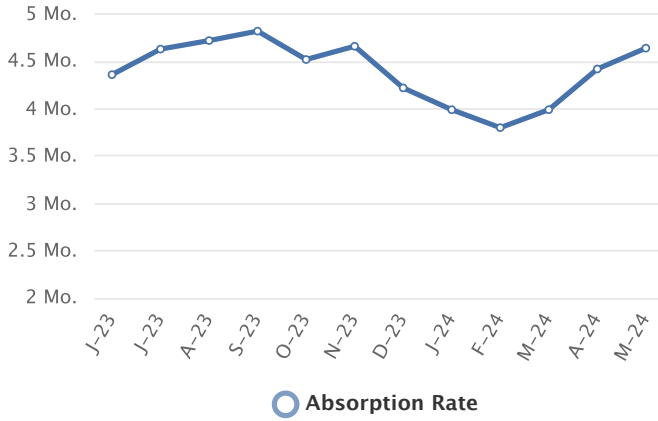
Number of Listings



Listing Prices



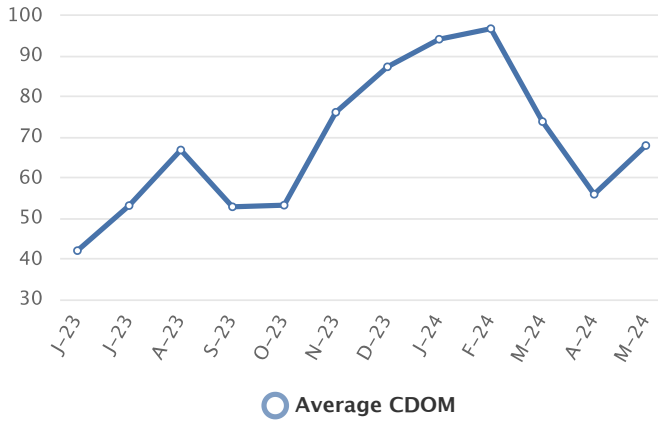
Absorption Rate, in Months



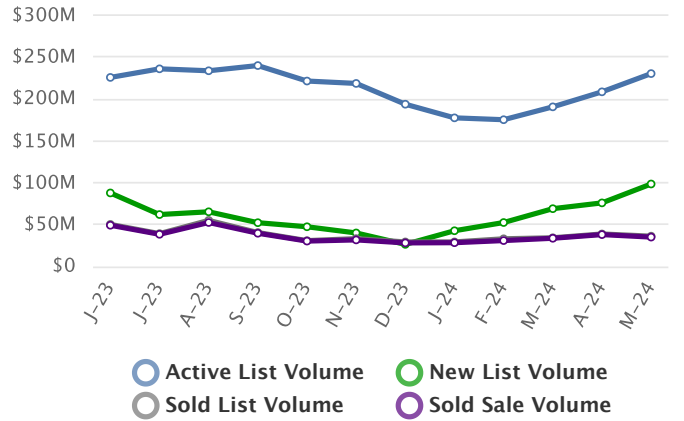
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	May-24	May-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	4.64	3.68	26.09	4.17	3.12	33.65
Average List Price	\$584,697	\$581,653	0.52	\$515,609	\$505,607	1.98
Median List Price	\$475,000	\$450,000	5.56	\$435,000	\$419,900	3.60
Average Sale Price	\$444,462	\$396,224	12.17	\$422,121	\$415,086	1.69
Median Sale Price	\$412,500	\$373,000	10.59	\$393,500	\$380,000	3.55
Average CDOM	67	66	1.52	76	82	-7.32
Median CDOM	30	21	42.86	37	50	-26.00

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	1	2	-50.0	6	7	-14.3
150,000-199,999	3	4	-25.0	15	11	36.4
200,000-249,999	5	4	25.0	29	16	81.3
250,000-299,999	6	9	-33.3	28	40	-30.0
300,000-349,999	11	12	-8.3	54	51	5.9
350,000-399,999	9	19	-52.6	69	86	-19.8
400,000-449,999	12	14	-14.3	58	49	18.4
450,000-499,999	10	7	42.9	37	26	42.3
500,000-549,999	6	6	0.0	24	20	20.0
550,000-599,999	5	2	150.0	15	14	7.1
600,000-649,999	2	2	0.0	15	12	25.0
650,000-699,999	3	1	200.0	11	9	22.2
700,000-749,999	3	0	N/A	9	3	200.0
750,000-799,999	1	2	-50.0	4	2	100.0
800,000-849,999	0	0	0.0	7	4	75.0
850,000-899,999	1	1	0.0	3	3	0.0
900,000-949,999	0	1	-100.0	0	2	-100.0
950,000-999,999	0	0	0.0	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	1	-100.0	2	1	100.0
100,000-149,999	1	1	0.0	5	4	25.0
150,000-199,999	2	6	-66.7	12	19	-36.8
200,000-249,999	13	6	116.7	30	17	76.5
250,000-299,999	9	7	28.6	37	43	-14.0
300,000-349,999	9	10	-10.0	57	57	0.0
350,000-399,999	16	23	-30.4	81	96	-15.6
400,000-449,999	12	19	-36.8	59	58	1.7
450,000-499,999	16	14	14.3	51	42	21.4
500,000-549,999	6	10	-40.0	25	21	19.0
550,000-599,999	7	6	16.7	18	23	-21.7
600,000-649,999	7	1	600.0	17	12	41.7
650,000-699,999	3	2	50.0	16	12	33.3
700,000-749,999	0	1	-100.0	4	5	-20.0
750,000-799,999	4	2	100.0	13	5	160.0
800,000-849,999	0	1	-100.0	4	4	0.0
850,000-899,999	1	1	0.0	4	4	0.0
900,000-949,999	0	0	0.0	1	0	N/A
950,000-999,999	2	1	100.0	7	5	40.0
1,000,000-1,099,999	1	0	N/A	1	2	-50.0

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	1	0	N/A	1	0	N/A
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	79	86	-8.1	394	362	8.8

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	1	-100.0	0	2	-100.0
1,200,000-1,299,999	1	0	N/A	2	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	0	0	0.0	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	110	113	-2.7	447	434	3.0

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	6	2	200.0	10	6	66.7
150,000-199,999	12	17	-29.4	27	42	-35.7
200,000-249,999	9	16	-43.7	45	43	4.7
250,000-299,999	19	24	-20.8	74	79	-6.3
300,000-349,999	46	27	70.4	115	104	10.6
350,000-399,999	52	49	6.1	151	169	-10.7
400,000-449,999	34	37	-8.1	110	101	8.9
450,000-499,999	41	22	86.4	108	88	22.7
500,000-549,999	20	28	-28.6	51	58	-12.1
550,000-599,999	21	23	-8.7	56	54	3.7
600,000-649,999	19	16	18.8	42	32	31.3
650,000-699,999	15	19	-21.1	39	38	2.6
700,000-749,999	10	4	150.0	16	15	6.7
750,000-799,999	22	13	69.2	37	29	27.6
800,000-849,999	8	4	100.0	17	10	70.0
850,000-899,999	14	4	250.0	22	10	120.0
900,000-949,999	1	2	-50.0	3	4	-25.0
950,000-999,999	13	6	116.7	24	14	71.4
1,000,000-1,099,999	5	4	25.0	8	7	14.3
1,100,000-1,199,999	9	5	80.0	12	6	100.0
1,200,000-1,299,999	5	8	-37.5	10	9	11.1
1,300,000-1,399,999	3	1	200.0	5	2	150.0
1,400,000-1,499,999	0	3	-100.0	0	3	-100.0
1,500,000-1,599,999	2	0	N/A	2	2	0.0
1,600,000-1,699,999	2	2	0.0	3	2	50.0
1,700,000-1,799,999	0	2	-100.0	1	3	-66.7
1,800,000-1,899,999	1	2	-50.0	1	2	-50.0
1,900,000-1,999,999	0	0	0.0	0	1	-100.0
2,000,000-2,249,999	1	0	N/A	1	2	-50.0

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	2	1	100.0
100,000-149,999	1	0	N/A	3	5	-40.0
150,000-199,999	4	8	-50.0	16	28	-42.9
200,000-249,999	10	7	42.9	29	25	16.0
250,000-299,999	14	10	40.0	49	52	-5.8
300,000-349,999	16	22	-27.3	82	75	9.3
350,000-399,999	25	37	-32.4	106	113	-6.2
400,000-449,999	14	18	-22.2	73	66	10.6
450,000-499,999	24	21	14.3	78	57	36.8
500,000-549,999	8	15	-46.7	36	37	-2.7
550,000-599,999	12	6	100.0	39	35	11.4
600,000-649,999	10	4	150.0	29	24	20.8
650,000-699,999	9	8	12.5	24	29	-17.2
700,000-749,999	3	5	-40.0	9	7	28.6
750,000-799,999	8	8	0.0	28	17	64.7
800,000-849,999	3	1	200.0	10	5	100.0
850,000-899,999	5	0	N/A	16	6	166.7
900,000-949,999	0	0	0.0	1	4	-75.0
950,000-999,999	4	3	33.3	16	9	77.8
1,000,000-1,099,999	1	1	0.0	4	2	100.0
1,100,000-1,199,999	4	1	300.0	10	6	66.7
1,200,000-1,299,999	3	2	50.0	6	8	-25.0
1,300,000-1,399,999	1	0	N/A	2	1	100.0
1,400,000-1,499,999	0	1	-100.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	2	0	N/A
1,600,000-1,699,999	1	0	N/A	2	1	100.0
1,700,000-1,799,999	1	0	N/A	1	1	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	1	-100.0	0	1	-100.0
2,000,000-2,249,999	0	1	-100.0	0	2	-100.0

Active Listings

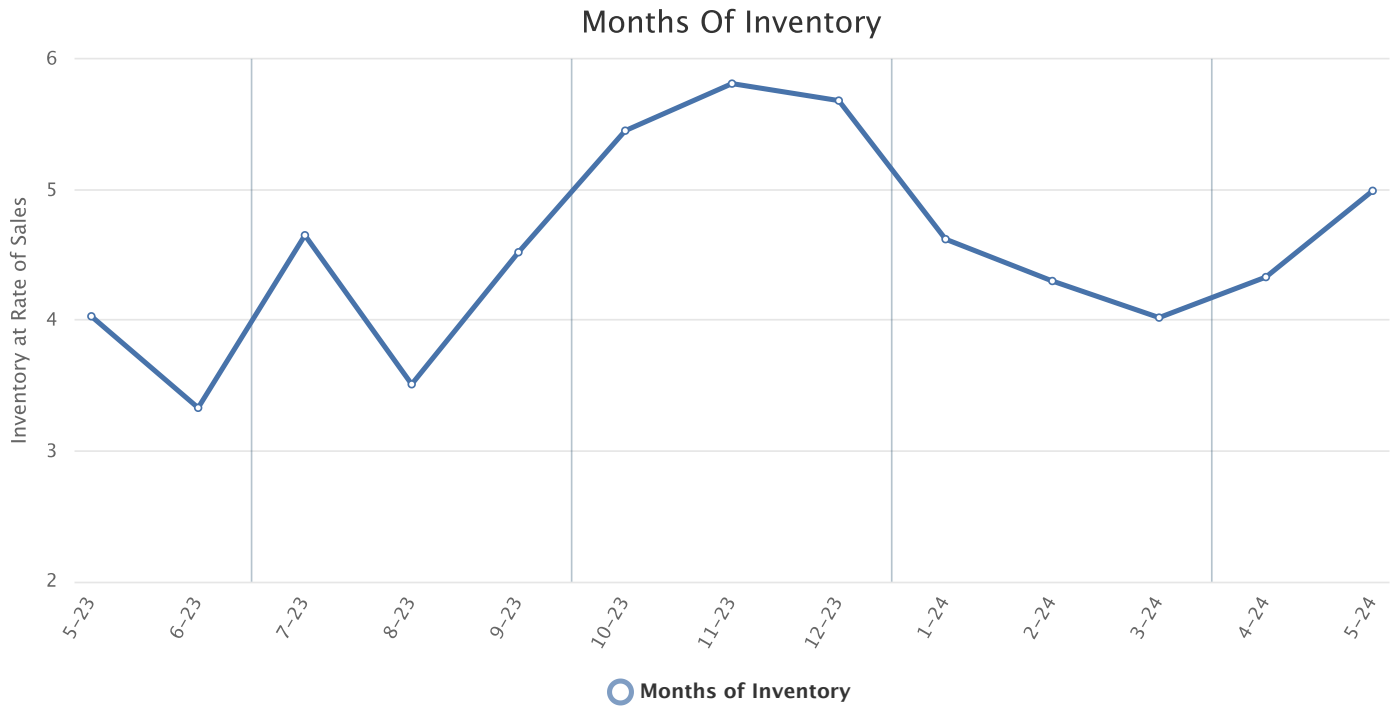
	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	1	1	0.0	2	1	100.0
2,500,000-2,749,999	1	2	-50.0	1	2	-50.0
2,750,000-2,999,999	0	1	-100.0	0	1	-100.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	1	-100.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	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	394	347	13.5	997	943	5.7

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	1	0	N/A	1	0	N/A
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	0	0	0.0	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	182	181	0.6	674	620	8.7

Market Trends for May 2023 - May 2024

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



	Months Inventory
May - 2024	4.99
Apr - 2024	4.33
Mar - 2024	4.02
Feb - 2024	4.30
Jan - 2024	4.62
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

Keybox Activity Report

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

Keybox Accesses	May 23	May 24	Change
	6339	7305	15.2%

