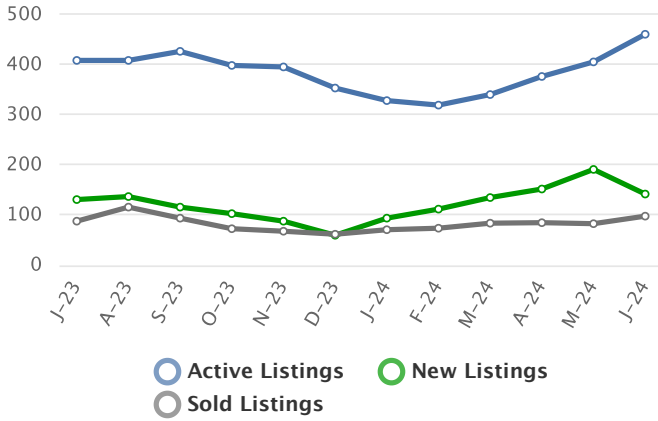


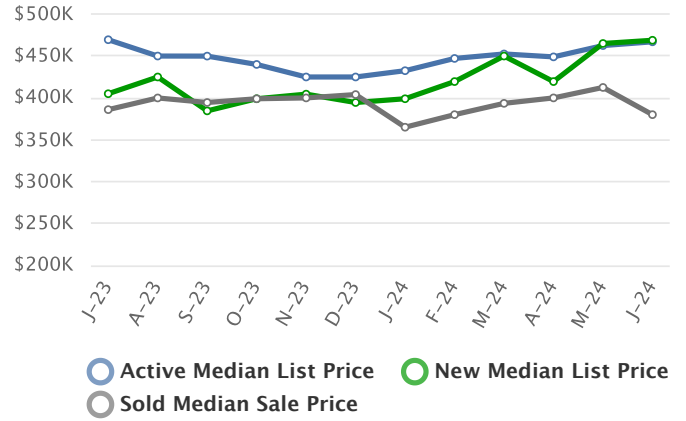
# Market Summary

Josephine Residential, June 2024

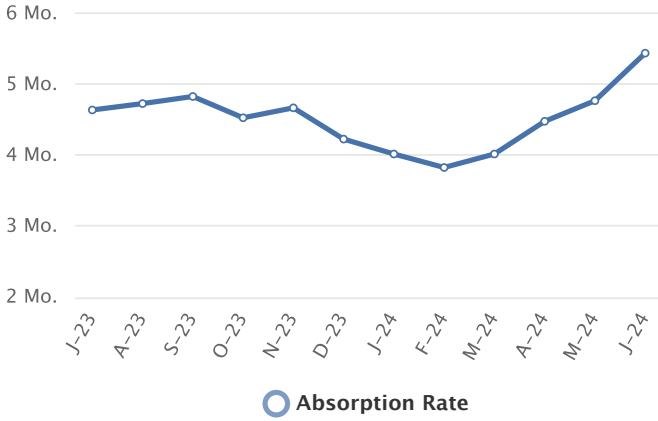
### Number of Listings



### Listing Prices



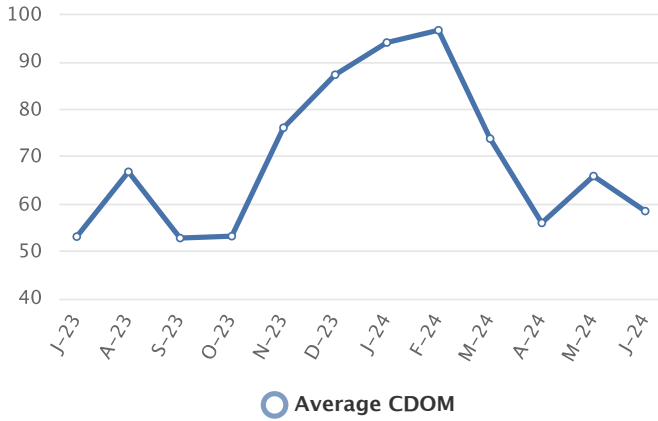
### Absorption Rate, in Months



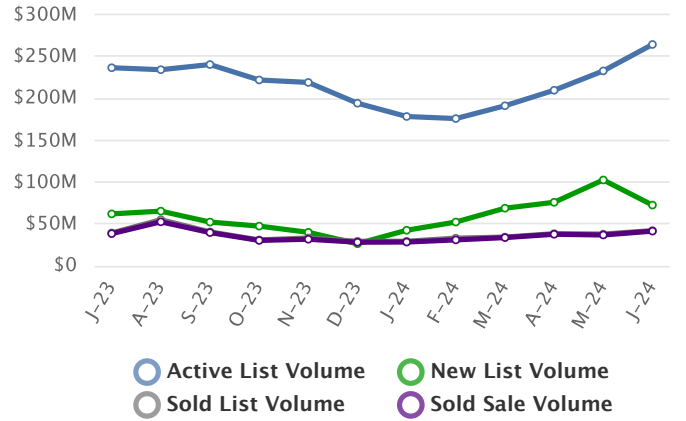
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Jun-24	Jun-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	5.44	4.37	24.49	4.43	3.33	33.03
Average List Price	\$574,675	\$580,371	-0.98	\$513,314	\$508,691	0.91
Median List Price	\$467,000	\$465,000	0.43	\$439,000	\$424,600	3.39
Average Sale Price	\$422,938	\$420,994	0.46	\$422,364	\$416,529	1.40
Median Sale Price	\$380,000	\$400,000	-5.00	\$390,000	\$380,000	2.63
Average CDOM	58	42	38.10	73	72	1.39
Median CDOM	23	14	64.29	33	34	-2.94

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	3	1	200.0
100,000-149,999	4	2	100.0	10	9	11.1
150,000-199,999	3	6	-50.0	18	17	5.9
200,000-249,999	8	5	60.0	37	21	76.2
250,000-299,999	10	6	66.7	38	46	-17.4
300,000-349,999	12	13	-7.7	66	64	3.1
350,000-399,999	16	25	-36.0	86	111	-22.5
400,000-449,999	9	18	-50.0	67	67	0.0
450,000-499,999	13	13	0.0	52	39	33.3
500,000-549,999	6	12	-50.0	30	32	-6.2
550,000-599,999	3	4	-25.0	18	18	0.0
600,000-649,999	5	4	25.0	20	16	25.0
650,000-699,999	0	2	-100.0	11	11	0.0
700,000-749,999	2	2	0.0	11	5	120.0
750,000-799,999	2	0	N/A	6	2	200.0
800,000-849,999	1	0	N/A	8	4	100.0
850,000-899,999	0	1	-100.0	3	4	-25.0
900,000-949,999	2	0	N/A	2	2	0.0
950,000-999,999	0	2	-100.0	6	4	50.0
1,000,000-1,099,999	1	0	N/A	1	1	0.0

Pending 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	2	2	0.0	6	6	0.0
150,000-199,999	2	2	0.0	13	21	-38.1
200,000-249,999	2	7	-71.4	31	24	29.2
250,000-299,999	8	13	-38.5	45	56	-19.6
300,000-349,999	19	15	26.7	74	72	2.8
350,000-399,999	11	20	-45.0	91	116	-21.6
400,000-449,999	12	8	50.0	66	66	0.0
450,000-499,999	14	4	250.0	64	46	39.1
500,000-549,999	6	4	50.0	30	25	20.0
550,000-599,999	5	2	150.0	24	25	-4.0
600,000-649,999	2	6	-66.7	18	18	0.0
650,000-699,999	2	3	-33.3	18	15	20.0
700,000-749,999	5	1	400.0	9	6	50.0
750,000-799,999	4	2	100.0	17	7	142.9
800,000-849,999	2	1	100.0	6	5	20.0
850,000-899,999	3	0	N/A	7	4	75.0
900,000-949,999	1	0	N/A	2	0	N/A
950,000-999,999	3	3	0.0	9	8	12.5
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	1	-100.0	0	3	-100.0
1,200,000-1,299,999	0	0	0.0	0	1	-100.0
1,300,000-1,399,999	1	0	N/A	1	1	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	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	98	117	-16.2	495	479	3.3

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	2	1	100.0	2	3	-33.3
1,200,000-1,299,999	1	0	N/A	3	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	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	1	-100.0	0	1	-100.0
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	107	96	11.5	539	530	1.7

## Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	2	2	0.0
100,000-149,999	4	3	33.3	10	8	25.0
150,000-199,999	13	15	-13.3	29	46	-37.0
200,000-249,999	10	15	-33.3	48	51	-5.9
250,000-299,999	27	33	-18.2	89	96	-7.3
300,000-349,999	57	33	72.7	136	125	8.8
350,000-399,999	63	54	16.7	172	188	-8.5
400,000-449,999	40	35	14.3	120	120	0.0
450,000-499,999	39	32	21.9	122	102	19.6
500,000-549,999	28	28	0.0	68	68	0.0
550,000-599,999	29	23	26.1	62	64	-3.1
600,000-649,999	15	19	-21.1	46	40	15.0
650,000-699,999	21	23	-8.7	51	44	15.9
700,000-749,999	16	9	77.8	26	17	52.9
750,000-799,999	21	19	10.5	41	35	17.1
800,000-849,999	9	4	125.0	20	11	81.8
850,000-899,999	14	4	250.0	24	13	84.6
900,000-949,999	3	2	50.0	6	5	20.0
950,000-999,999	17	6	183.3	29	19	52.6
1,000,000-1,099,999	5	4	25.0	9	7	28.6
1,100,000-1,199,999	10	4	150.0	11	9	22.2
1,200,000-1,299,999	4	10	-60.0	9	13	-30.8
1,300,000-1,399,999	4	1	300.0	6	3	100.0
1,400,000-1,499,999	0	1	-100.0	0	3	-100.0
1,500,000-1,599,999	2	0	N/A	2	3	-33.3
1,600,000-1,699,999	3	2	50.0	3	3	0.0
1,700,000-1,799,999	1	0	N/A	1	3	-66.7
1,800,000-1,899,999	2	2	0.0	2	2	0.0
1,900,000-1,999,999	0	1	-100.0	0	1	-100.0
2,000,000-2,249,999	1	1	0.0	1	2	-50.0

## New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	2	2	0.0
100,000-149,999	0	2	-100.0	3	7	-57.1
150,000-199,999	1	4	-75.0	18	32	-43.7
200,000-249,999	3	8	-62.5	32	33	-3.0
250,000-299,999	15	17	-11.8	64	69	-7.2
300,000-349,999	15	20	-25.0	102	96	6.3
350,000-399,999	19	20	-5.0	126	132	-4.5
400,000-449,999	11	18	-38.9	84	85	-1.2
450,000-499,999	16	15	6.7	93	71	31.0
500,000-549,999	13	10	30.0	52	47	10.6
550,000-599,999	8	10	-20.0	47	45	4.4
600,000-649,999	6	7	-14.3	32	31	3.2
650,000-699,999	8	6	33.3	35	35	0.0
700,000-749,999	6	2	200.0	19	9	111.1
750,000-799,999	7	6	16.7	33	23	43.5
800,000-849,999	4	1	300.0	12	6	100.0
850,000-899,999	3	3	0.0	19	9	111.1
900,000-949,999	2	1	100.0	4	5	-20.0
950,000-999,999	5	5	0.0	21	14	50.0
1,000,000-1,099,999	0	0	0.0	5	2	150.0
1,100,000-1,199,999	0	3	-100.0	9	9	0.0
1,200,000-1,299,999	0	4	-100.0	5	12	-58.3
1,300,000-1,399,999	0	1	-100.0	3	2	50.0
1,400,000-1,499,999	0	0	0.0	0	1	-100.0
1,500,000-1,599,999	0	1	-100.0	2	1	100.0
1,600,000-1,699,999	0	1	-100.0	2	2	0.0
1,700,000-1,799,999	0	0	0.0	1	1	0.0
1,800,000-1,899,999	0	0	0.0	1	0	N/A
1,900,000-1,999,999	0	0	0.0	0	1	-100.0
2,000,000-2,249,999	0	0	0.0	0	2	-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	0	2	-100.0	1	2	-50.0
2,750,000-2,999,999	0	2	-100.0	0	2	-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	460	390	17.9	1149	1111	3.4

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	1	-100.0
2,750,000-2,999,999	0	1	-100.0	0	2	-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	142	167	-15.0	826	787	5.0

# Market Trends for Jun 2023 - Jun 2024

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



	Months Inventory
Jun - 2024	4.69
May - 2024	4.92
Apr - 2024	4.44
Mar - 2024	4.06
Feb - 2024	4.31
Jan - 2024	4.63
Dec - 2023	5.69
Nov - 2023	5.82
Oct - 2023	5.47
Sep - 2023	4.53
Aug - 2023	3.52
Jul - 2023	4.66
Jun - 2023	3.34

# Keybox Activity Report

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

Keybox Accesses	Jun 23	Jun 24	Change
	7388	6893	-6.7%

