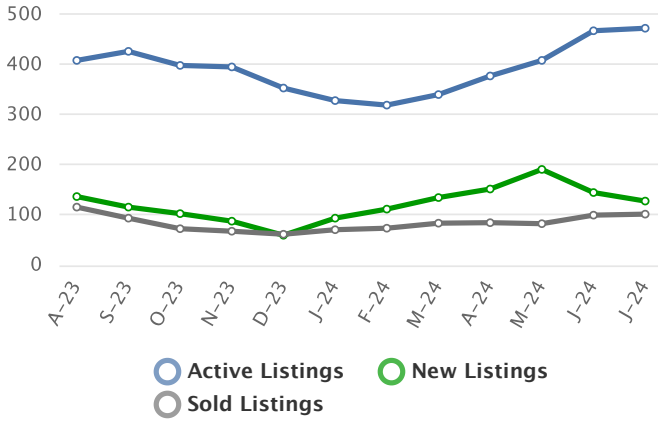


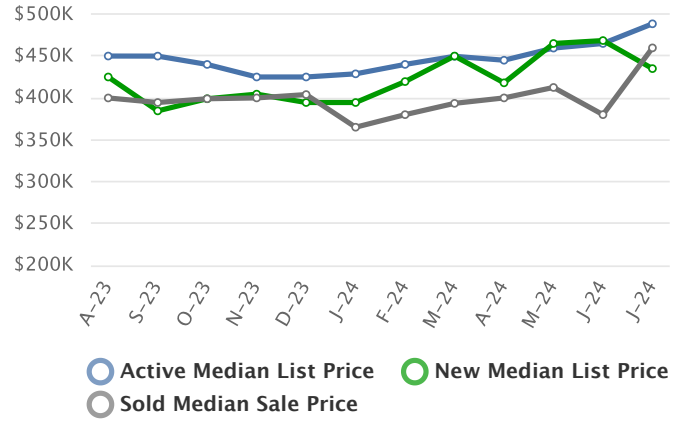
# Market Summary

Josephine Residential, July 2024

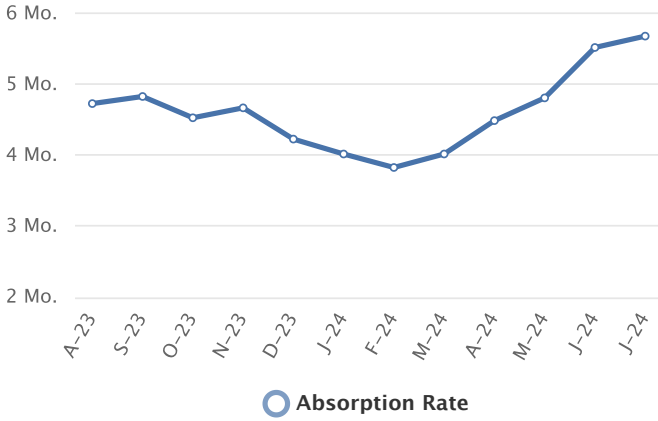
### Number of Listings



### Listing Prices



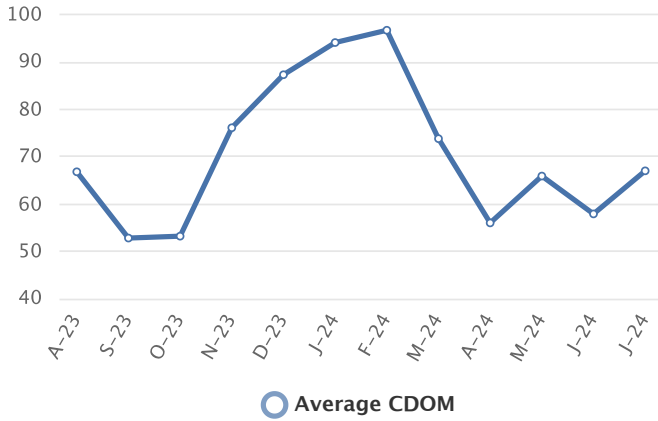
### Absorption Rate, in Months



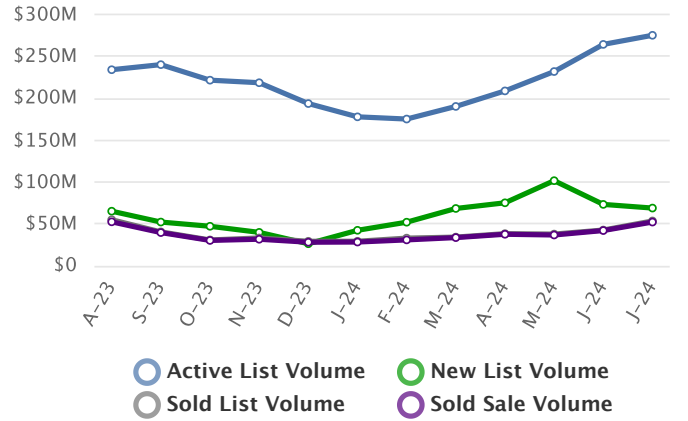
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Jul-24	Jul-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	5.68	4.64	22.41	4.62	3.52	31.25
Average List Price	\$583,295	\$579,717	0.62	\$513,236	\$504,941	1.64
Median List Price	\$488,500	\$469,500	4.05	\$435,000	\$420,000	3.57
Average Sale Price	\$512,464	\$437,016	17.26	\$437,457	\$419,709	4.23
Median Sale Price	\$459,750	\$386,000	19.11	\$400,000	\$382,500	4.58
Average CDOM	67	53	26.42	71	69	2.90
Median CDOM	29	20	45.00	33	32	3.13

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	3	1	200.0
100,000-149,999	1	3	-66.7	11	12	-8.3
150,000-199,999	2	1	100.0	20	18	11.1
200,000-249,999	3	7	-57.1	40	28	42.9
250,000-299,999	6	12	-50.0	45	58	-22.4
300,000-349,999	11	11	0.0	77	75	2.7
350,000-399,999	13	15	-13.3	99	126	-21.4
400,000-449,999	12	11	9.1	80	78	2.6
450,000-499,999	14	2	600.0	66	41	61.0
500,000-549,999	6	5	20.0	36	37	-2.7
550,000-599,999	5	3	66.7	23	21	9.5
600,000-649,999	4	4	0.0	24	20	20.0
650,000-699,999	6	2	200.0	17	13	30.8
700,000-749,999	4	3	33.3	15	8	87.5
750,000-799,999	4	4	0.0	10	6	66.7
800,000-849,999	2	1	100.0	10	5	100.0
850,000-899,999	4	1	300.0	7	5	40.0
900,000-949,999	0	0	0.0	2	2	0.0
950,000-999,999	2	2	0.0	8	6	33.3
1,000,000-1,099,999	0	0	0.0	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	1	100.0	8	7	14.3
150,000-199,999	5	7	-28.6	18	28	-35.7
200,000-249,999	4	9	-55.6	34	33	3.0
250,000-299,999	11	9	22.2	55	65	-15.4
300,000-349,999	12	15	-20.0	84	87	-3.4
350,000-399,999	19	17	11.8	109	133	-18.0
400,000-449,999	11	14	-21.4	76	80	-5.0
450,000-499,999	8	7	14.3	71	53	34.0
500,000-549,999	11	9	22.2	41	34	20.6
550,000-599,999	5	7	-28.6	26	32	-18.7
600,000-649,999	4	0	N/A	22	18	22.2
650,000-699,999	6	4	50.0	24	19	26.3
700,000-749,999	3	2	50.0	12	8	50.0
750,000-799,999	0	0	0.0	17	7	142.9
800,000-849,999	0	1	-100.0	6	6	0.0
850,000-899,999	3	2	50.0	10	6	66.7
900,000-949,999	1	0	N/A	3	0	N/A
950,000-999,999	1	1	0.0	10	9	11.1
1,000,000-1,099,999	1	0	N/A	2	2	0.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	2	1	100.0	2	4	-50.0
1,200,000-1,299,999	1	0	N/A	1	1	0.0
1,300,000-1,399,999	0	0	0.0	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	102	88	15.9	599	567	5.6

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	1	0	N/A	2	3	-33.3
1,200,000-1,299,999	0	2	-100.0	3	2	50.0
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	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	1	-100.0
1,800,000-1,899,999	0	1	-100.0	0	1	-100.0
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	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	108	108	0.0	636	638	-0.3

## Active 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	4	2	100.0	12	10	20.0
150,000-199,999	14	12	16.7	35	49	-28.6
200,000-249,999	9	17	-47.1	52	58	-10.3
250,000-299,999	33	25	32.0	101	105	-3.8
300,000-349,999	50	37	35.1	149	145	2.8
350,000-399,999	64	55	16.4	190	210	-9.5
400,000-449,999	38	39	-2.6	140	137	2.2
450,000-499,999	38	38	0.0	131	115	13.9
500,000-549,999	30	31	-3.2	77	77	0.0
550,000-599,999	31	30	3.3	74	70	5.7
600,000-649,999	20	19	5.3	53	44	20.5
650,000-699,999	26	23	13.0	55	48	14.6
700,000-749,999	13	8	62.5	29	21	38.1
750,000-799,999	18	18	0.0	40	36	11.1
800,000-849,999	10	4	150.0	21	13	61.5
850,000-899,999	15	5	200.0	26	15	73.3
900,000-949,999	5	2	150.0	8	5	60.0
950,000-999,999	15	8	87.5	29	20	45.0
1,000,000-1,099,999	6	4	50.0	10	8	25.0
1,100,000-1,199,999	11	7	57.1	16	10	60.0
1,200,000-1,299,999	7	9	-22.2	11	14	-21.4
1,300,000-1,399,999	2	2	0.0	4	3	33.3
1,400,000-1,499,999	0	1	-100.0	0	3	-100.0
1,500,000-1,599,999	4	1	300.0	4	3	33.3
1,600,000-1,699,999	2	2	0.0	2	4	-50.0
1,700,000-1,799,999	1	0	N/A	1	3	-66.7
1,800,000-1,899,999	2	1	100.0	2	2	0.0
1,900,000-1,999,999	1	0	N/A	1	1	0.0
2,000,000-2,249,999	1	0	N/A	1	3	-66.7

## New 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	1	2	-50.0	5	9	-44.4
150,000-199,999	3	3	0.0	24	35	-31.4
200,000-249,999	6	7	-14.3	35	40	-12.5
250,000-299,999	11	9	22.2	77	78	-1.3
300,000-349,999	12	20	-40.0	114	116	-1.7
350,000-399,999	16	22	-27.3	144	154	-6.5
400,000-449,999	18	17	5.9	105	102	2.9
450,000-499,999	11	13	-15.4	101	84	20.2
500,000-549,999	8	9	-11.1	60	56	7.1
550,000-599,999	12	6	100.0	60	51	17.6
600,000-649,999	6	4	50.0	39	35	11.4
650,000-699,999	3	4	-25.0	39	39	0.0
700,000-749,999	3	4	-25.0	21	13	61.5
750,000-799,999	3	1	200.0	33	24	37.5
800,000-849,999	2	2	0.0	13	8	62.5
850,000-899,999	2	2	0.0	21	11	90.9
900,000-949,999	0	0	0.0	6	5	20.0
950,000-999,999	2	1	100.0	21	15	40.0
1,000,000-1,099,999	0	1	-100.0	6	3	100.0
1,100,000-1,199,999	4	1	300.0	12	10	20.0
1,200,000-1,299,999	1	1	0.0	9	13	-30.8
1,300,000-1,399,999	0	0	0.0	1	2	-50.0
1,400,000-1,499,999	0	0	0.0	0	1	-100.0
1,500,000-1,599,999	2	0	N/A	4	1	300.0
1,600,000-1,699,999	0	1	-100.0	1	3	-66.7
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	1	0	N/A	1	1	0.0
2,000,000-2,249,999	0	1	-100.0	0	3	-100.0

Active Listings

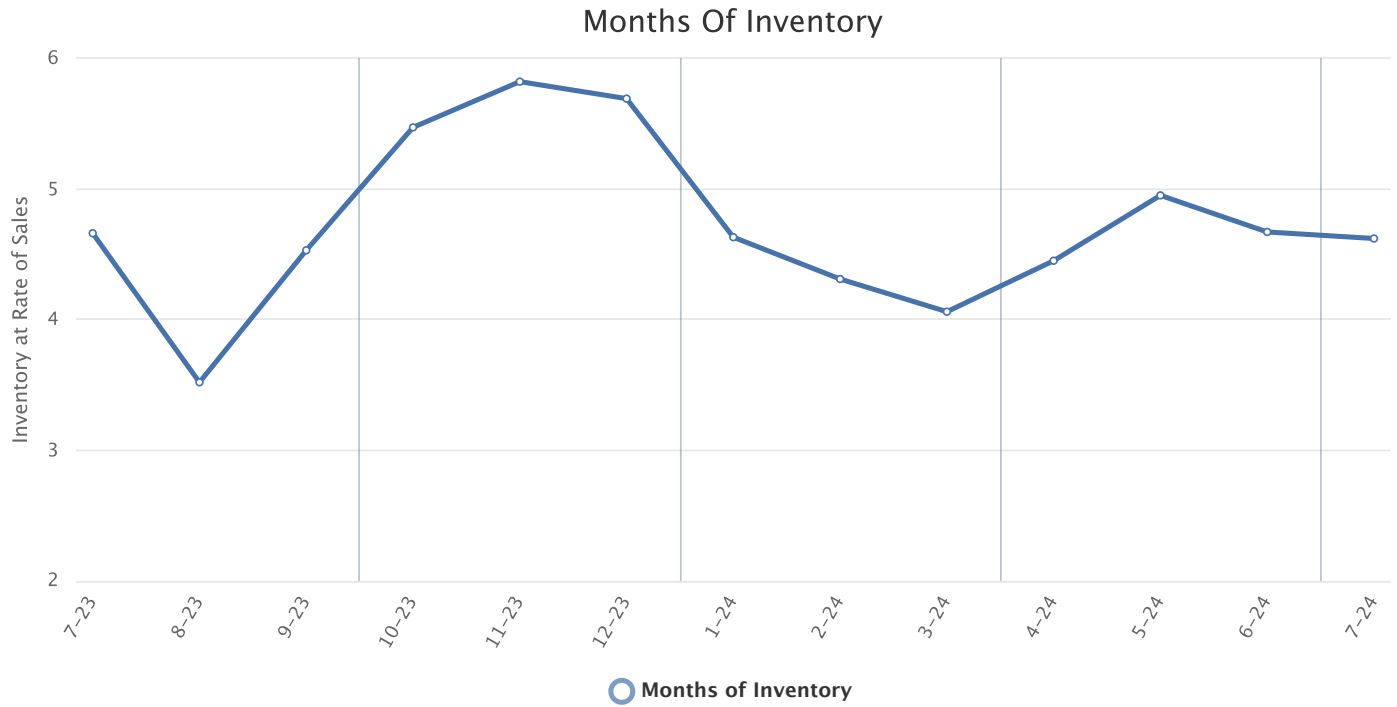
	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	0	1	-100.0	1	1	0.0
2,500,000-2,749,999	0	2	-100.0	1	2	-50.0
2,750,000-2,999,999	0	2	-100.0	0	2	-100.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	1	1	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	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	472	408	15.7	1281	1242	3.1

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	0	0.0	0	2	-100.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	1	0	N/A	1	0	N/A
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	128	131	-2.3	957	918	4.2

# Market Trends for Jul 2023 - Jul 2024

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



	Months Inventory
Jul - 2024	4.62
Jun - 2024	4.67
May - 2024	4.95
Apr - 2024	4.45
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

# Keybox Activity Report

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

Keybox Accesses	Jul 23	Jul 24	Change
	7404	7154	-3.4%

