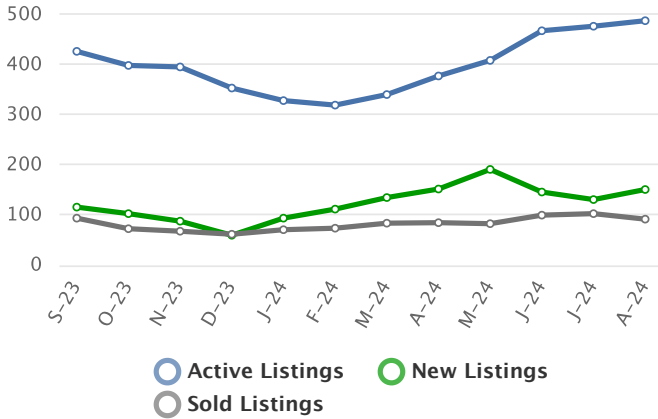


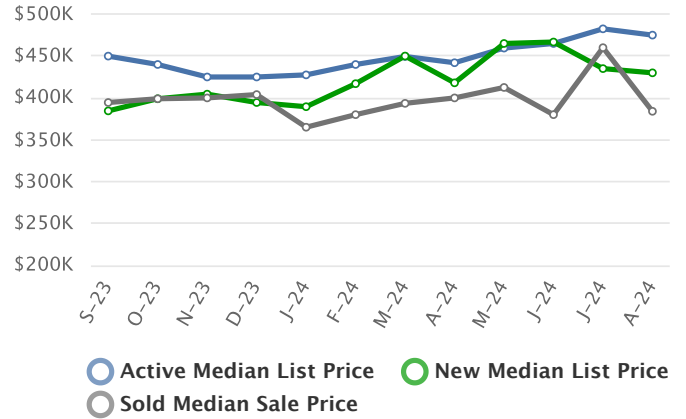
# Market Summary

Josephine Residential, August 2024

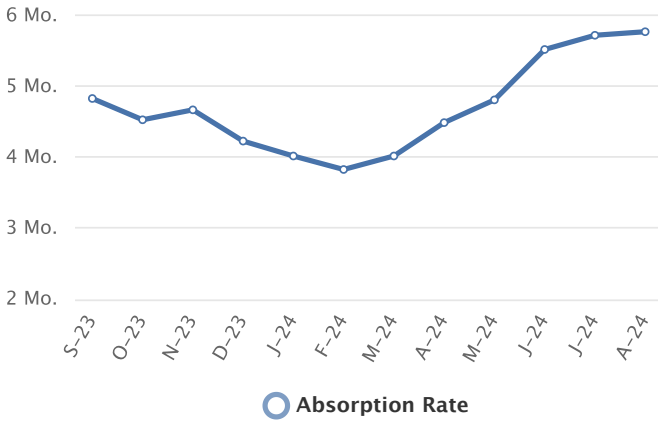
### Number of Listings



### Listing Prices



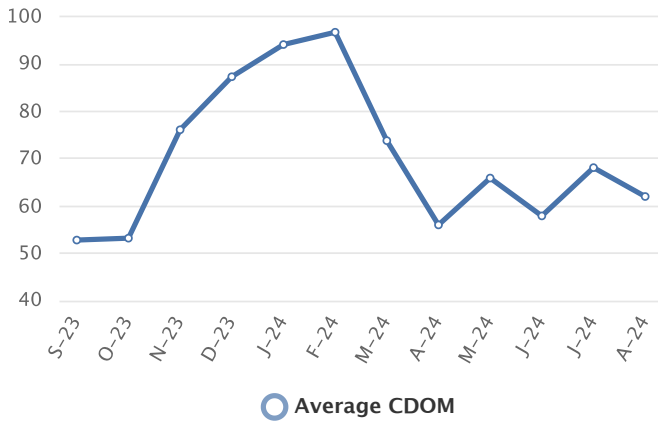
### Absorption Rate, in Months



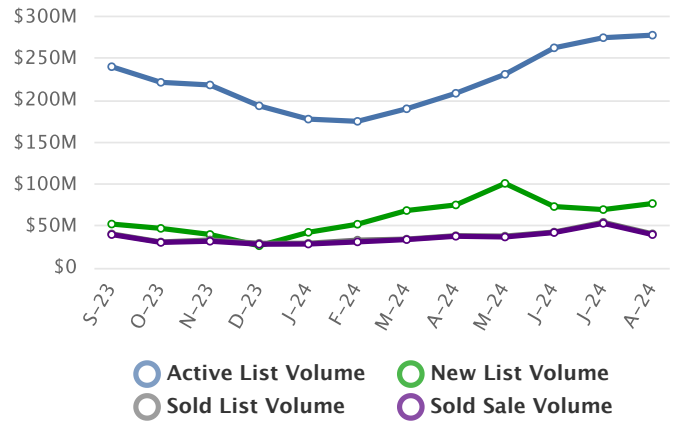
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Aug-24	Aug-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	5.77	4.73	21.99	4.77	3.67	29.97
Average List Price	\$570,538	\$573,926	-0.59	\$510,396	\$502,042	1.66
Median List Price	\$475,000	\$450,000	5.56	\$432,500	\$422,550	2.35
Average Sale Price	\$431,446	\$452,998	-4.76	\$436,838	\$425,363	2.70
Median Sale Price	\$384,000	\$399,950	-3.99	\$399,000	\$385,000	3.64
Average CDOM	62	66	-6.06	70	69	1.45
Median CDOM	38	30	26.67	34	31	9.68

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	2	0	N/A	5	1	400.0
100,000-149,999	2	1	100.0	13	13	0.0
150,000-199,999	2	5	-60.0	22	23	-4.3
200,000-249,999	4	11	-63.6	44	39	12.8
250,000-299,999	13	10	30.0	58	68	-14.7
300,000-349,999	16	17	-5.9	93	92	1.1
350,000-399,999	13	14	-7.1	112	140	-20.0
400,000-449,999	11	17	-35.3	91	95	-4.2
450,000-499,999	4	9	-55.6	70	50	40.0
500,000-549,999	6	7	-14.3	42	44	-4.5
550,000-599,999	4	8	-50.0	27	29	-6.9
600,000-649,999	3	4	-25.0	27	24	12.5
650,000-699,999	2	3	-33.3	19	16	18.8
700,000-749,999	3	1	200.0	18	9	100.0
750,000-799,999	0	0	0.0	10	6	66.7
800,000-849,999	0	1	-100.0	11	6	83.3
850,000-899,999	1	0	N/A	8	5	60.0
900,000-949,999	1	2	-50.0	3	4	-25.0
950,000-999,999	1	0	N/A	9	6	50.0
1,000,000-1,099,999	3	0	N/A	4	1	300.0

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	0	0	0.0	8	7	14.3
150,000-199,999	5	3	66.7	23	31	-25.8
200,000-249,999	4	2	100.0	38	35	8.6
250,000-299,999	10	11	-9.1	63	76	-17.1
300,000-349,999	16	7	128.6	101	94	7.4
350,000-399,999	13	11	18.2	120	144	-16.7
400,000-449,999	14	12	16.7	89	92	-3.3
450,000-499,999	15	13	15.4	86	66	30.3
500,000-549,999	6	6	0.0	47	40	17.5
550,000-599,999	7	5	40.0	33	37	-10.8
600,000-649,999	6	2	200.0	28	20	40.0
650,000-699,999	2	6	-66.7	26	25	4.0
700,000-749,999	3	2	50.0	14	10	40.0
750,000-799,999	2	3	-33.3	19	10	90.0
800,000-849,999	1	0	N/A	7	6	16.7
850,000-899,999	1	2	-50.0	10	8	25.0
900,000-949,999	1	0	N/A	4	0	N/A
950,000-999,999	0	1	-100.0	10	10	0.0
1,000,000-1,099,999	0	0	0.0	2	2	0.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	1	4	-75.0	3	8	-62.5
1,200,000-1,299,999	0	0	0.0	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	1	-100.0	0	1	-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	1	-100.0	0	1	-100.0
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	92	116	-20.7	692	683	1.3

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	2	0	N/A	4	3	33.3
1,200,000-1,299,999	0	1	-100.0	3	3	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	1	0	N/A	1	2	-50.0
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	0	0.0	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	109	87	25.3	739	725	1.9

## Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	1	-100.0	3	2	50.0
100,000-149,999	3	3	0.0	12	13	-7.7
150,000-199,999	10	10	0.0	37	50	-26.0
200,000-249,999	12	14	-14.3	60	64	-6.2
250,000-299,999	35	28	25.0	116	118	-1.7
300,000-349,999	62	40	55.0	170	160	6.3
350,000-399,999	65	62	4.8	216	233	-7.3
400,000-449,999	40	41	-2.4	153	155	-1.3
450,000-499,999	37	38	-2.6	146	128	14.1
500,000-549,999	30	27	11.1	92	88	4.5
550,000-599,999	35	24	45.8	84	76	10.5
600,000-649,999	20	20	0.0	59	50	18.0
650,000-699,999	23	24	-4.2	61	55	10.9
700,000-749,999	14	10	40.0	32	25	28.0
750,000-799,999	20	15	33.3	45	37	21.6
800,000-849,999	12	3	300.0	24	15	60.0
850,000-899,999	12	6	100.0	27	17	58.8
900,000-949,999	6	2	200.0	10	5	100.0
950,000-999,999	16	5	220.0	32	22	45.5
1,000,000-1,099,999	4	5	-20.0	10	10	0.0
1,100,000-1,199,999	13	7	85.7	18	10	80.0
1,200,000-1,299,999	5	9	-44.4	10	15	-33.3
1,300,000-1,399,999	1	2	-50.0	3	3	0.0
1,400,000-1,499,999	0	0	0.0	0	3	-100.0
1,500,000-1,599,999	3	1	200.0	4	3	33.3
1,600,000-1,699,999	3	2	50.0	3	4	-25.0
1,700,000-1,799,999	1	0	N/A	1	3	-66.7
1,800,000-1,899,999	1	1	0.0	1	2	-50.0
1,900,000-1,999,999	1	0	N/A	1	1	0.0
2,000,000-2,249,999	1	1	0.0	2	4	-50.0

## New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	0	N/A	3	2	50.0
100,000-149,999	0	3	-100.0	5	12	-58.3
150,000-199,999	1	1	0.0	26	36	-27.8
200,000-249,999	8	6	33.3	42	46	-8.7
250,000-299,999	14	13	7.7	91	91	0.0
300,000-349,999	14	15	-6.7	137	131	4.6
350,000-399,999	26	23	13.0	168	177	-5.1
400,000-449,999	15	18	-16.7	117	120	-2.5
450,000-499,999	15	13	15.4	118	97	21.6
500,000-549,999	14	11	27.3	74	67	10.4
550,000-599,999	9	6	50.0	69	57	21.1
600,000-649,999	9	6	50.0	46	41	12.2
650,000-699,999	5	7	-28.6	45	46	-2.2
700,000-749,999	4	4	0.0	24	17	41.2
750,000-799,999	2	1	100.0	38	25	52.0
800,000-849,999	4	2	100.0	16	10	60.0
850,000-899,999	3	2	50.0	22	13	69.2
900,000-949,999	0	0	0.0	8	5	60.0
950,000-999,999	1	2	-50.0	23	17	35.3
1,000,000-1,099,999	0	2	-100.0	6	5	20.0
1,100,000-1,199,999	3	0	N/A	16	10	60.0
1,200,000-1,299,999	1	1	0.0	6	14	-57.1
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	0	0	0.0	4	1	300.0
1,600,000-1,699,999	0	0	0.0	2	3	-33.3
1,700,000-1,799,999	0	0	0.0	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	0	0.0	1	1	0.0
2,000,000-2,249,999	1	1	0.0	1	4	-75.0

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	1	2	-50.0
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	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	1	2	-50.0	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	487	408	19.4	1438	1379	4.3

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	1	0	N/A	1	2	-50.0
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	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	151	137	10.2	1112	1055	5.4

# Market Trends for Aug 2023 - Aug 2024

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



	Months Inventory
Aug - 2024	5.19
Jul - 2024	4.63
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

# Keybox Activity Report

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

Keybox Accesses	Aug 23	Aug 24	Change
	6985	7391	5.8%

