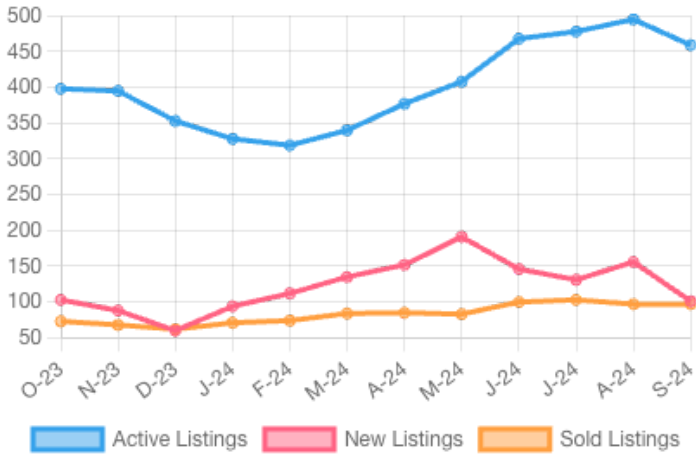


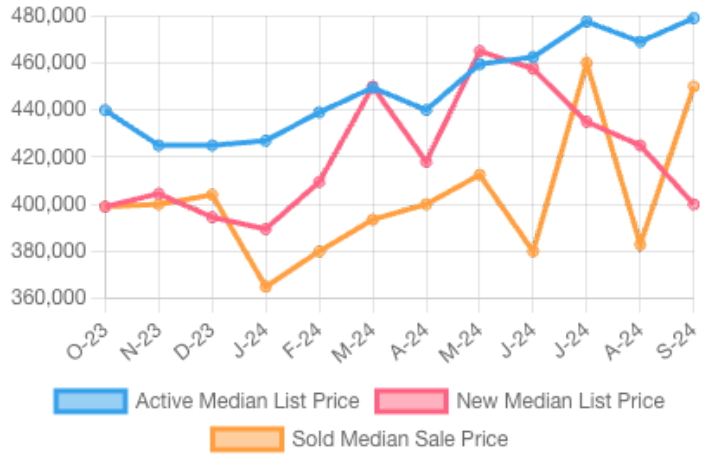
Market Summary

Josephine Residential, September 2024

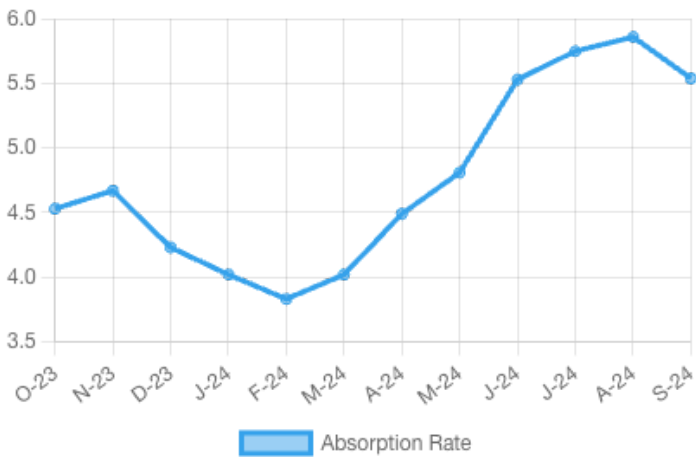
Number of Listings



Listing Prices



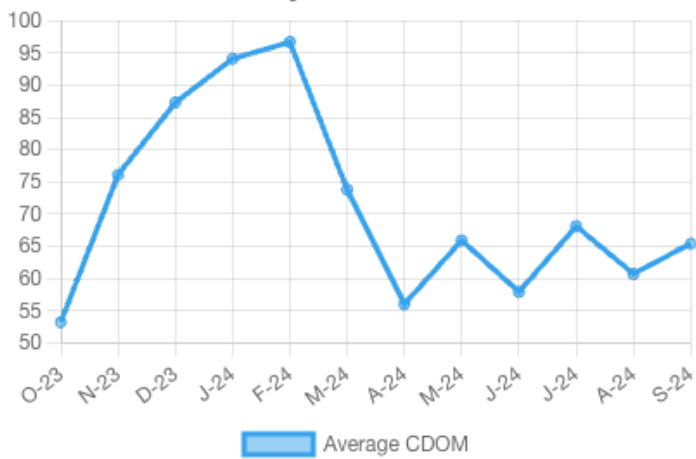
Absorption Rate, in Months



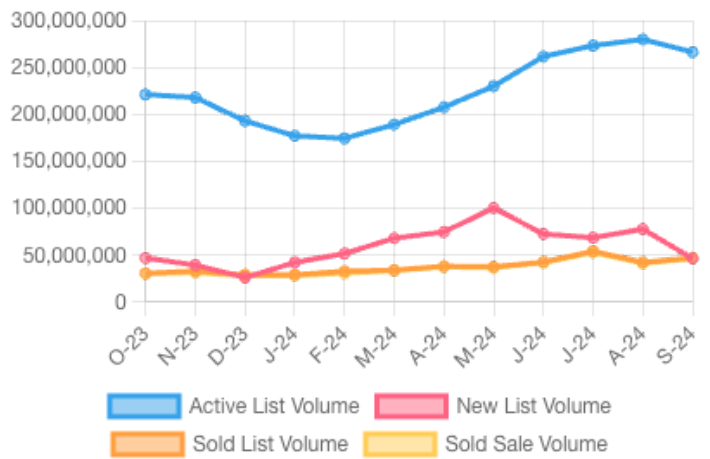
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Sep-24	Sep-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	5.54	4.83	14.70	4.87	3.8	28.16
Average List Price	\$580,948	\$563,772	3.05	\$505,450	\$498,029	1.49
Median List Price	\$479,000	\$449,925	6.46	\$429,450	\$419,900	2.27
Average Sale Price	\$480,171	\$422,602	13.62	\$442,328	\$425,029	4.07
Median Sale Price	\$450,000	\$394,500	14.07	\$400,000	\$385,000	3.90
Average CDOM	65	52	25.00	69	67	2.99
Median CDOM	40	28	42.86	35	31	12.90

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	5	1	400.0
100,000-149,999	1	2	-50.0	14	15	-6.7
150,000-199,999	1	3	-66.7	23	26	-11.5
200,000-249,999	4	5	-20.0	49	44	11.4
250,000-299,999	7	13	-46.2	66	81	-18.5
300,000-349,999	11	10	10.0	105	102	2.9
350,000-399,999	13	15	-13.3	126	155	-18.7
400,000-449,999	11	14	-21.4	102	109	-6.4
450,000-499,999	13	8	62.5	83	58	43.1
500,000-549,999	9	7	28.6	51	51	0.0
550,000-599,999	9	4	125.0	36	33	9.1
600,000-649,999	4	4	0.0	32	28	14.3
650,000-699,999	2	3	-33.3	21	19	10.5
700,000-749,999	4	2	100.0	22	11	100.0
750,000-799,999	2	1	100.0	12	7	71.4
800,000-849,999	2	0	N/A	13	6	116.7
850,000-899,999	0	1	-100.0	8	6	33.3
900,000-949,999	2	1	100.0	5	5	0.0
950,000-999,999	0	1	-100.0	9	7	28.6
1,000,000-1,099,999	1	0	N/A	5	1	400.0

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	1	-100.0	8	8	0.0
150,000-199,999	0	1	-100.0	23	32	-28.1
200,000-249,999	2	3	-33.3	40	38	5.3
250,000-299,999	8	4	100.0	68	80	-15.0
300,000-349,999	14	12	16.7	113	106	6.6
350,000-399,999	21	24	-12.5	141	168	-16.1
400,000-449,999	9	11	-18.2	97	103	-5.8
450,000-499,999	5	7	-28.6	90	73	23.3
500,000-549,999	4	5	-20.0	50	45	11.1
550,000-599,999	6	7	-14.3	39	44	-11.4
600,000-649,999	3	3	0.0	29	23	26.1
650,000-699,999	3	6	-50.0	29	31	-6.5
700,000-749,999	2	0	N/A	16	10	60.0
750,000-799,999	4	3	33.3	23	13	76.9
800,000-849,999	3	0	N/A	9	6	50.0
850,000-899,999	1	0	N/A	11	8	37.5
900,000-949,999	1	1	0.0	5	1	400.0
950,000-999,999	3	0	N/A	13	10	30.0
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	0	0	0.0	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	1	0	N/A	1	1	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	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	97	94	3.2	794	777	2.2

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	0	0.0	3	3	0.0
1,200,000-1,299,999	1	0	N/A	4	3	33.3
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	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	90	88	2.3	817	813	0.5

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	1	0.0	3	2	50.0
100,000-149,999	3	5	-40.0	14	15	-6.7
150,000-199,999	8	9	-11.1	40	52	-23.1
200,000-249,999	19	18	5.6	77	73	5.5
250,000-299,999	33	33	0.0	119	133	-10.5
300,000-349,999	51	38	34.2	184	170	8.2
350,000-399,999	59	66	-10.6	229	258	-11.2
400,000-449,999	39	44	-11.4	171	166	3.0
450,000-499,999	33	42	-21.4	153	138	10.9
500,000-549,999	29	29	0.0	92	94	-2.1
550,000-599,999	32	23	39.1	91	82	11.0
600,000-649,999	21	21	0.0	62	54	14.8
650,000-699,999	21	20	5.0	65	58	12.1
700,000-749,999	17	10	70.0	42	27	55.6
750,000-799,999	16	14	14.3	46	40	15.0
800,000-849,999	9	4	125.0	22	15	46.7
850,000-899,999	10	4	150.0	26	18	44.4
900,000-949,999	5	2	150.0	13	9	44.4
950,000-999,999	14	8	75.0	31	23	34.8
1,000,000-1,099,999	4	5	-20.0	11	10	10.0
1,100,000-1,199,999	14	6	133.3	19	10	90.0
1,200,000-1,299,999	6	9	-33.3	11	16	-31.2
1,300,000-1,399,999	2	3	-33.3	4	4	0.0
1,400,000-1,499,999	0	0	0.0	0	3	-100.0
1,500,000-1,599,999	2	1	100.0	3	3	0.0
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	2	1	100.0	2	4	-50.0

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	3	2	50.0
100,000-149,999	2	2	0.0	7	14	-50.0
150,000-199,999	2	2	0.0	29	38	-23.7
200,000-249,999	8	9	-11.1	58	55	5.5
250,000-299,999	8	15	-46.7	96	106	-9.4
300,000-349,999	14	10	40.0	151	141	7.1
350,000-399,999	16	25	-36.0	182	202	-9.9
400,000-449,999	15	11	36.4	135	131	3.1
450,000-499,999	7	10	-30.0	125	107	16.8
500,000-549,999	2	6	-66.7	75	73	2.7
550,000-599,999	7	6	16.7	76	63	20.6
600,000-649,999	3	4	-25.0	49	45	8.9
650,000-699,999	4	3	33.3	49	49	0.0
700,000-749,999	5	2	150.0	32	19	68.4
750,000-799,999	2	3	-33.3	40	28	42.9
800,000-849,999	1	0	N/A	15	10	50.0
850,000-899,999	0	1	-100.0	20	14	42.9
900,000-949,999	2	4	-50.0	11	9	22.2
950,000-999,999	0	1	-100.0	22	18	22.2
1,000,000-1,099,999	0	0	0.0	7	5	40.0
1,100,000-1,199,999	1	0	N/A	17	10	70.0
1,200,000-1,299,999	1	1	0.0	7	15	-53.3
1,300,000-1,399,999	1	1	0.0	2	3	-33.3
1,400,000-1,499,999	0	0	0.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	3	1	200.0
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	0	0	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	1	2	-50.0	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	459	426	7.7	1542	1495	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	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	101	116	-12.9	1218	1171	4.0

Market Trends for Sep 2023 - Sep 2024

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



	Months Inventory
Sep - 2024	4.45
Aug - 2024	5.12
Jul - 2024	4.65
Jun - 2024	4.68
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

Keybox Activity Report

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

Keybox Accesses	Sep 23	Sep 24	Change
	6302	6775	7.5%

