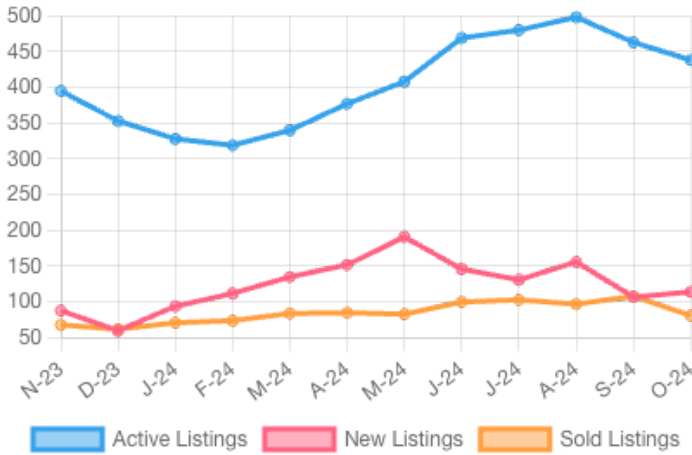


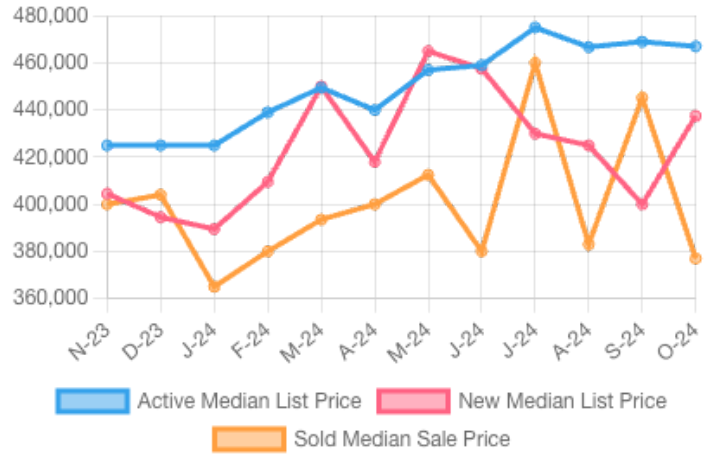
# Market Summary

Josephine Residential, October 2024

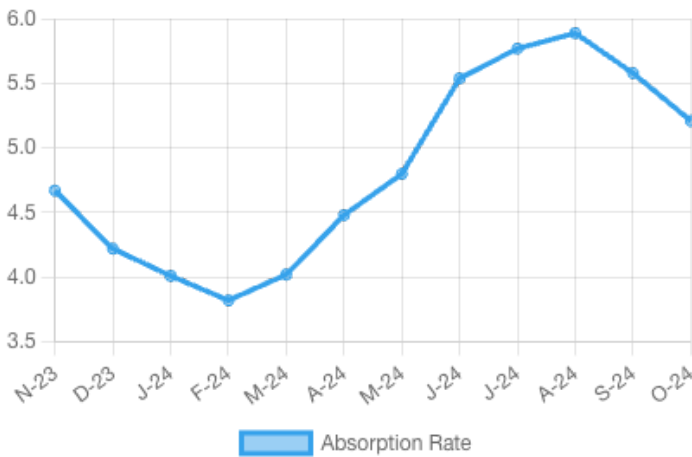
### Number of Listings



### Listing Prices



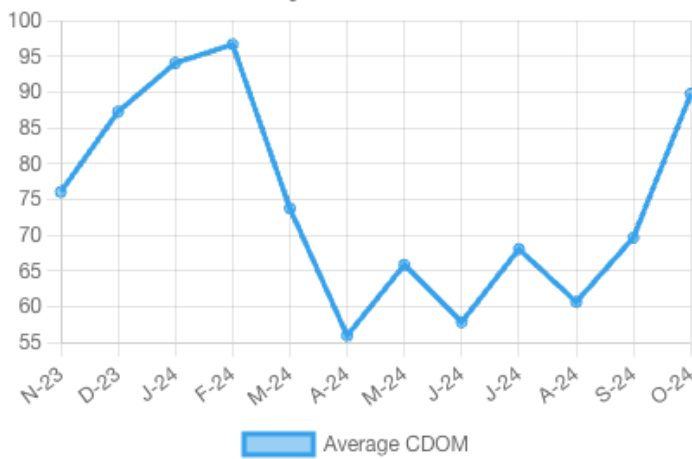
### Absorption Rate, in Months



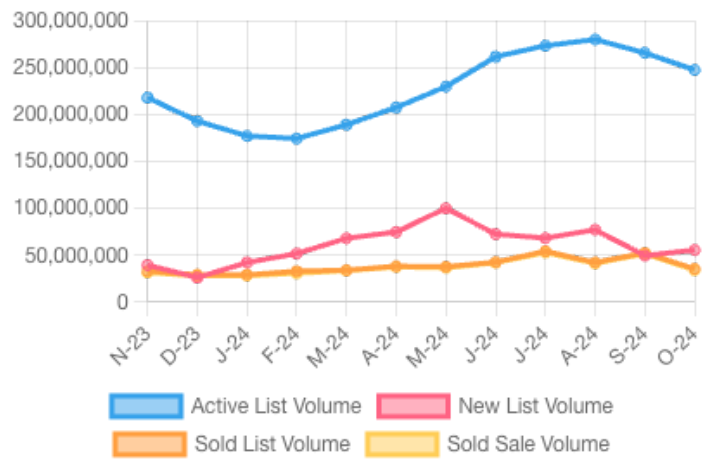
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Oct-24	Oct-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	5.21	4.53	15.01	4.91	3.87	26.87
Average List Price	\$565,352	\$556,297	1.63	\$502,930	\$495,354	1.53
Median List Price	\$467,000	\$439,925	6.15	\$429,000	\$419,000	2.39
Average Sale Price	\$423,435	\$414,207	2.23	\$441,210	\$424,088	4.04
Median Sale Price	\$377,000	\$397,000	-5.04	\$400,000	\$385,000	3.90
Average CDOM	89	57	56.14	72	66	9.09
Median CDOM	56	23	143.48	36	30	20.00

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	1	0.0	15	16	-6.2
150,000-199,999	2	2	0.0	25	28	-10.7
200,000-249,999	1	3	-66.7	50	47	6.4
250,000-299,999	12	5	140.0	79	86	-8.1
300,000-349,999	12	10	20.0	120	112	7.1
350,000-399,999	19	17	11.8	147	172	-14.5
400,000-449,999	7	11	-36.4	109	120	-9.2
450,000-499,999	4	9	-55.6	89	67	32.8
500,000-549,999	9	7	28.6	60	58	3.4
550,000-599,999	2	2	0.0	38	35	8.6
600,000-649,999	2	1	100.0	34	29	17.2
650,000-699,999	4	3	33.3	26	22	18.2
700,000-749,999	2	1	100.0	25	12	108.3
750,000-799,999	2	1	100.0	14	8	75.0
800,000-849,999	0	0	0.0	14	6	133.3
850,000-899,999	1	1	0.0	9	7	28.6
900,000-949,999	0	0	0.0	5	5	0.0
950,000-999,999	1	0	N/A	10	7	42.9
1,000,000-1,099,999	0	0	0.0	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	1	0	N/A	9	8	12.5
150,000-199,999	1	1	0.0	23	33	-30.3
200,000-249,999	8	6	33.3	48	44	9.1
250,000-299,999	10	6	66.7	78	86	-9.3
300,000-349,999	15	9	66.7	128	115	11.3
350,000-399,999	20	12	66.7	159	180	-11.7
400,000-449,999	14	10	40.0	110	113	-2.7
450,000-499,999	8	7	14.3	99	80	23.8
500,000-549,999	5	5	0.0	55	50	10.0
550,000-599,999	3	1	200.0	42	45	-6.7
600,000-649,999	1	5	-80.0	31	28	10.7
650,000-699,999	3	4	-25.0	32	35	-8.6
700,000-749,999	1	2	-50.0	17	12	41.7
750,000-799,999	2	1	100.0	25	14	78.6
800,000-849,999	0	0	0.0	9	6	50.0
850,000-899,999	0	0	0.0	11	8	37.5
900,000-949,999	1	1	0.0	6	2	200.0
950,000-999,999	0	0	0.0	12	10	20.0
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	0	0	0.0	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	81	74	9.5	886	851	4.1

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	0	0.0	4	3	33.3
1,200,000-1,299,999	0	2	-100.0	4	5	-20.0
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	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	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	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	93	73	27.4	908	886	2.5

## 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	2	5	-60.0	14	16	-12.5
150,000-199,999	11	8	37.5	42	52	-19.2
200,000-249,999	23	20	15.0	81	81	0.0
250,000-299,999	30	35	-14.3	133	141	-5.7
300,000-349,999	54	38	42.1	199	186	7.0
350,000-399,999	48	61	-21.3	241	279	-13.6
400,000-449,999	41	42	-2.4	190	184	3.3
450,000-499,999	34	35	-2.9	171	145	17.9
500,000-549,999	21	26	-19.2	99	99	0.0
550,000-599,999	35	19	84.2	98	84	16.7
600,000-649,999	17	17	0.0	64	56	14.3
650,000-699,999	20	17	17.6	69	60	15.0
700,000-749,999	19	8	137.5	45	29	55.2
750,000-799,999	15	11	36.4	52	41	26.8
800,000-849,999	6	5	20.0	22	17	29.4
850,000-899,999	11	6	83.3	28	21	33.3
900,000-949,999	5	4	25.0	12	9	33.3
950,000-999,999	8	9	-11.1	31	25	24.0
1,000,000-1,099,999	5	4	25.0	12	10	20.0
1,100,000-1,199,999	14	5	180.0	20	11	81.8
1,200,000-1,299,999	6	9	-33.3	13	18	-27.8
1,300,000-1,399,999	2	3	-33.3	5	4	25.0
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	2	1	100.0	3	4	-25.0
1,700,000-1,799,999	1	0	N/A	1	3	-66.7
1,800,000-1,899,999	0	1	-100.0	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	0	0	0.0	3	2	50.0
100,000-149,999	0	1	-100.0	7	15	-53.3
150,000-199,999	1	0	N/A	31	38	-18.4
200,000-249,999	4	8	-50.0	63	63	0.0
250,000-299,999	14	8	75.0	109	114	-4.4
300,000-349,999	8	16	-50.0	166	157	5.7
350,000-399,999	15	21	-28.6	194	223	-13.0
400,000-449,999	20	18	11.1	154	149	3.4
450,000-499,999	12	6	100.0	142	114	24.6
500,000-549,999	11	6	83.3	83	78	6.4
550,000-599,999	4	2	100.0	83	65	27.7
600,000-649,999	3	2	50.0	50	47	6.4
650,000-699,999	8	2	300.0	54	51	5.9
700,000-749,999	2	2	0.0	36	21	71.4
750,000-799,999	5	1	400.0	45	29	55.2
800,000-849,999	1	2	-50.0	15	12	25.0
850,000-899,999	0	3	-100.0	23	17	35.3
900,000-949,999	1	0	N/A	10	9	11.1
950,000-999,999	1	2	-50.0	22	20	10.0
1,000,000-1,099,999	0	0	0.0	8	5	60.0
1,100,000-1,199,999	1	1	0.0	18	11	63.6
1,200,000-1,299,999	2	2	0.0	9	17	-47.1
1,300,000-1,399,999	1	0	N/A	3	3	0.0
1,400,000-1,499,999	0	0	0.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	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

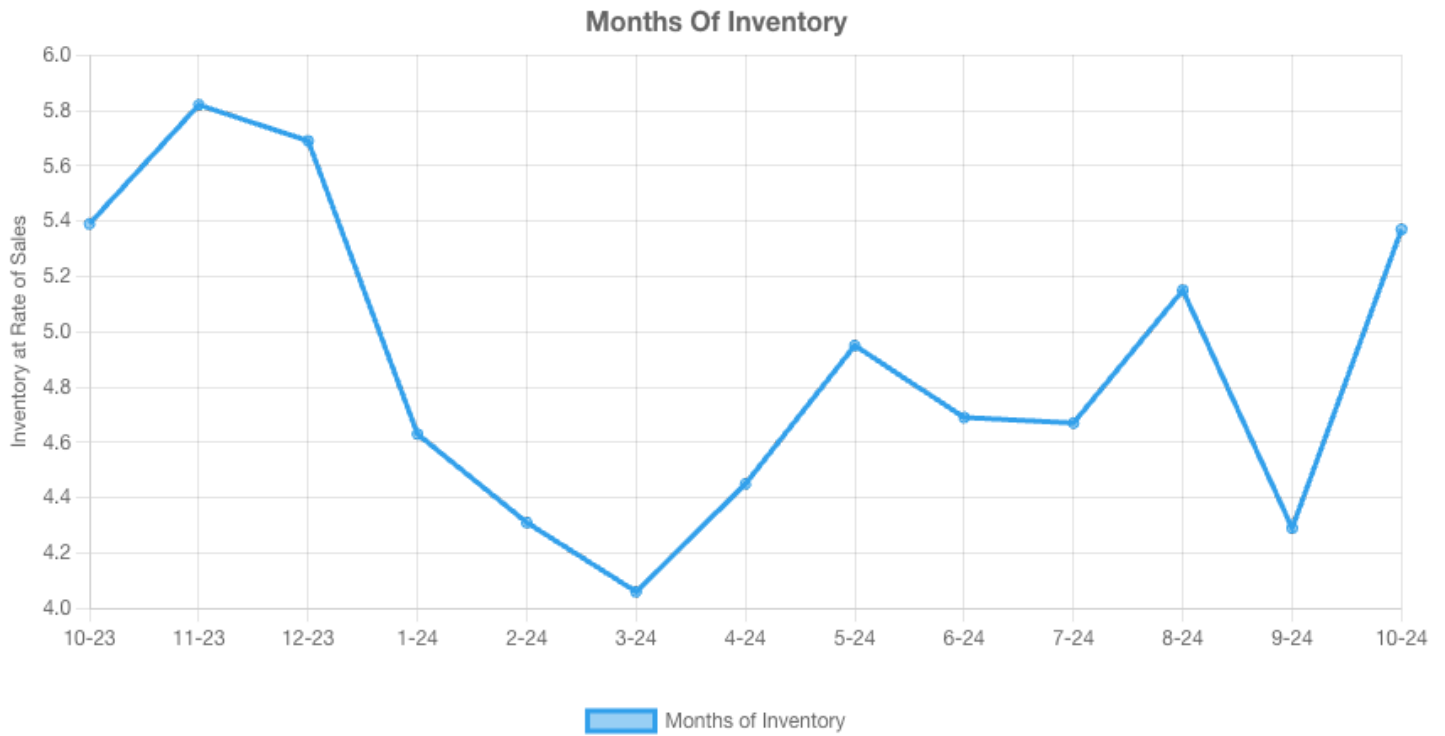
	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	0	1	-100.0	1	1	0.0
2,500,000-2,749,999	0	2	-100.0	1	2	-50.0
2,750,000-2,999,999	1	1	0.0	1	2	-50.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	1	0	N/A	1	1	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	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	438	398	10.1	1661	1598	3.9

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	114	103	10.7	1338	1274	5.0

# Market Trends for Oct 2023 - Oct 2024

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



	Months Inventory
Oct - 2024	5.37
Sep - 2024	4.29
Aug - 2024	5.15
Jul - 2024	4.67
Jun - 2024	4.69
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	5.39

# Keybox Activity Report

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

Keybox Accesses	Oct 23	Oct 24	Change
	6302	6805	8.0%

