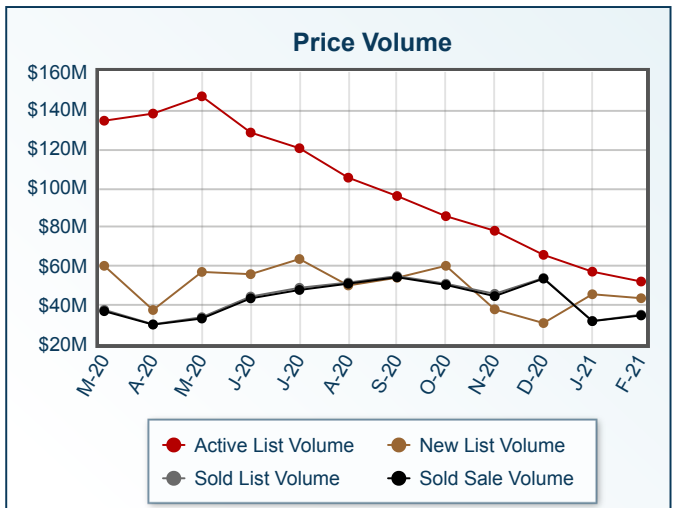
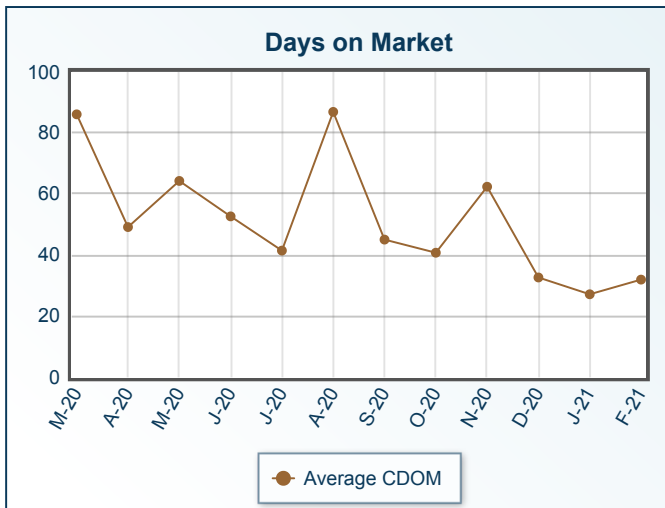
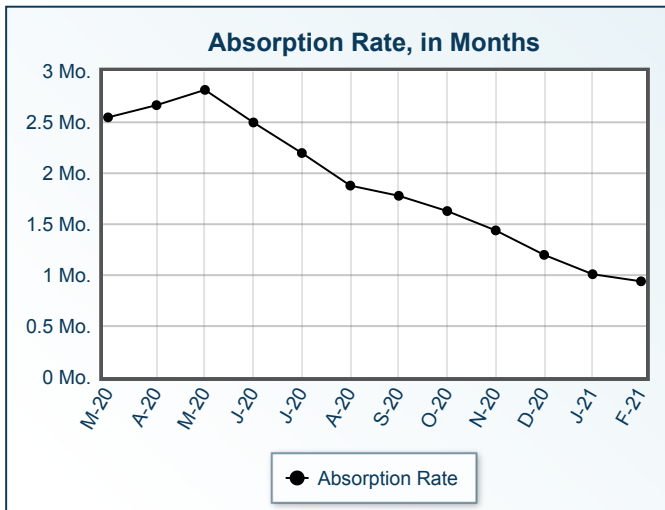
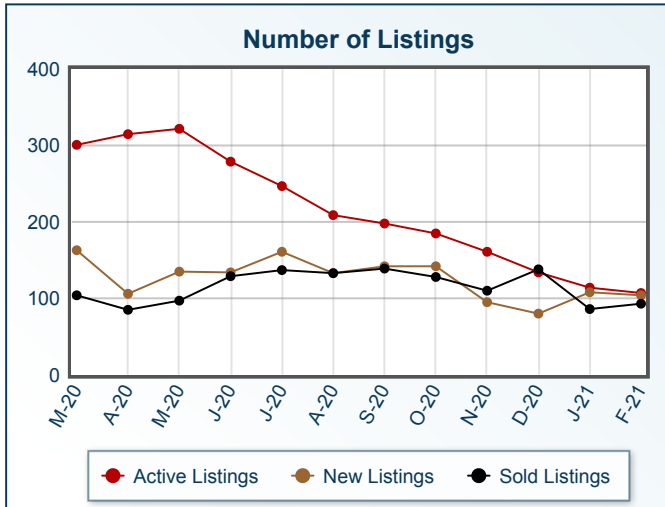


# Market Summary

Josephine Co Residential, February 2021



Summary Statistics						
	Feb-21	Feb-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	0.94	2.51	-62.55	0.97	2.47	-60.73
Average List Price	\$487,559	\$482,397	1.07	\$445,784	\$434,641	2.56
Median List Price	\$365,000	\$374,998	-2.67	\$368,000	\$344,500	6.82
Average Sale Price	\$373,352	\$328,343	13.71	\$371,560	\$315,841	17.64
Median Sale Price	\$339,758	\$289,500	17.36	\$342,000	\$289,000	18.34
Average CDOM	32	97	-67.01	29	97	-70.10
Median CDOM	10	35	-71.43	8	58	-86.21

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	3	-100.0	4	4
100,000-149,999	0	3	-100.0	3	7	-57.1
150,000-199,999	6	7	-14.3	8	17	-52.9
200,000-249,999	9	16	-43.7	17	29	-41.4
250,000-299,999	20	17	17.6	32	33	-3.0
300,000-349,999	18	11	63.6	32	24	33.3
350,000-399,999	11	7	57.1	25	15	66.7
400,000-449,999	13	6	116.7	20	11	81.8
450,000-499,999	3	2	50.0	10	5	100.0
500,000-549,999	0	2	-100.0	3	3	0.0
550,000-599,999	3	3	0.0	7	6	16.7
600,000-649,999	2	0	N/A	3	0	N/A
650,000-699,999	1	0	N/A	3	0	N/A
700,000-749,999	2	2	0.0	5	2	150.0
750,000-799,999	2	0	N/A	3	1	200.0
800,000-849,999	2	0	N/A	2	0	N/A
850,000-899,999	1	1	0.0	1	1	0.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	1	-100.0	1	1	0.0
1,000,000-1,099,999	0	1	-100.0	0	1	-100.0
1,100,000-1,199,999	0	0	0.0	0	0	0.0
1,200,000-1,299,999	0	0	0.0	0	0	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	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	0	0	0.0
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	93	82	13.4	179	160	11.9

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	1	-100.0	0	2
100,000-149,999	1	5	-80.0	2	7	-71.4
150,000-199,999	4	8	-50.0	8	16	-50.0
200,000-249,999	5	14	-64.3	11	34	-67.6
250,000-299,999	17	21	-19.0	38	38	0.0
300,000-349,999	24	16	50.0	52	28	85.7
350,000-399,999	22	14	57.1	31	24	29.2
400,000-449,999	6	6	0.0	18	11	63.6
450,000-499,999	7	7	0.0	15	9	66.7
500,000-549,999	3	4	-25.0	7	9	-22.2
550,000-599,999	4	1	300.0	9	3	200.0
600,000-649,999	2	1	100.0	3	2	50.0
650,000-699,999	4	1	300.0	6	2	200.0
700,000-749,999	1	0	N/A	2	0	N/A
750,000-799,999	1	0	N/A	3	0	N/A
800,000-849,999	2	1	100.0	2	3	-33.3
850,000-899,999	1	1	0.0	2	2	0.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	1	-100.0	2	1	100.0
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	0	0	0.0	1	0	N/A
1,200,000-1,299,999	2	0	N/A	2	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	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	0	0	0.0
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	106	102	3.9	214	191	12.0

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg		2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	2	-100.0	0	5		-100.0	0-99,999	0	1	-100.0	0
100,000-149,999	1	10	-90.0	3	16	-81.2	100,000-149,999	1	3	-66.7	1	6	-83.3
150,000-199,999	11	26	-57.7	19	47	-59.6	150,000-199,999	4	11	-63.6	10	22	-54.5
200,000-249,999	6	36	-83.3	16	72	-77.8	200,000-249,999	3	19	-84.2	10	41	-75.6
250,000-299,999	13	33	-60.6	47	78	-39.7	250,000-299,999	11	33	-66.7	31	56	-44.6
300,000-349,999	18	23	-21.7	68	59	15.3	300,000-349,999	20	19	5.3	43	33	30.3
350,000-399,999	14	34	-58.8	49	66	-25.8	350,000-399,999	27	19	42.1	43	28	53.6
400,000-449,999	8	25	-68.0	29	38	-23.7	400,000-449,999	9	9	0.0	19	15	26.7
450,000-499,999	8	27	-70.4	25	39	-35.9	450,000-499,999	7	6	16.7	15	11	36.4
500,000-549,999	2	17	-88.2	11	26	-57.7	500,000-549,999	5	6	-16.7	6	13	-53.8
550,000-599,999	4	9	-55.6	13	14	-7.1	550,000-599,999	3	3	0.0	9	5	80.0
600,000-649,999	2	8	-75.0	8	12	-33.3	600,000-649,999	5	1	400.0	5	2	150.0
650,000-699,999	2	9	-77.8	8	12	-33.3	650,000-699,999	4	6	-33.3	5	7	-28.6
700,000-749,999	1	4	-75.0	6	7	-14.3	700,000-749,999	3	2	50.0	3	2	50.0
750,000-799,999	0	1	-100.0	3	2	50.0	750,000-799,999	1	0	N/A	2	0	N/A
800,000-849,999	2	1	100.0	4	4	0.0	800,000-849,999	0	0	0.0	1	0	N/A
850,000-899,999	3	3	0.0	4	7	-42.9	850,000-899,999	0	1	-100.0	1	1	0.0
900,000-949,999	0	2	-100.0	0	3	-100.0	900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	2	2	0.0	5	4	25.0	950,000-999,999	0	0	0.0	2	1	100.0
1,000,000-1,099,999	0	3	-100.0	0	3	-100.0	1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	4	3	33.3	6	3	100.0	1,100,000-1,199,999	0	0	0.0	2	0	N/A
1,200,000-1,299,999	2	4	-50.0	3	5	-40.0	1,200,000-1,299,999	0	1	-100.0	1	2	-50.0
1,300,000-1,399,999	0	0	0.0	0	1	-100.0	1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	1	1	0.0	1	2	-50.0	1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	1	2	-50.0	2	2	0.0	1,500,000-1,599,999	0	0	0.0	1	0	N/A
1,600,000-1,699,999	0	3	-100.0	0	3	-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	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	2	0	N/A	3	0	N/A	1,800,000-1,899,999	1	0	N/A	2	0	N/A
1,900,000-1,999,999	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	0	0	0.0	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	1	-100.0	0	1	-100.0	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	2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	1	-100.0	0	2	-100.0	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	3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0	3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	1	-100.0	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	2	-100.0	0	2	-100.0	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	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0	4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0	4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0	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	5,000,000+	0	0	0.0	0	0	0.0
<b>Totals</b>	<b>107</b>	<b>293</b>	<b>-63.5</b>	<b>333</b>	<b>536</b>	<b>-37.9</b>	<b>Totals</b>	<b>104</b>	<b>140</b>	<b>-25.7</b>	<b>212</b>	<b>248</b>	<b>-14.5</b>

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Monday, March 01, 2021 9:25 AM.

# Year Over Year Comparison

For: 3/1/2021

Activity between 2/1/2021 and 2/28/2021

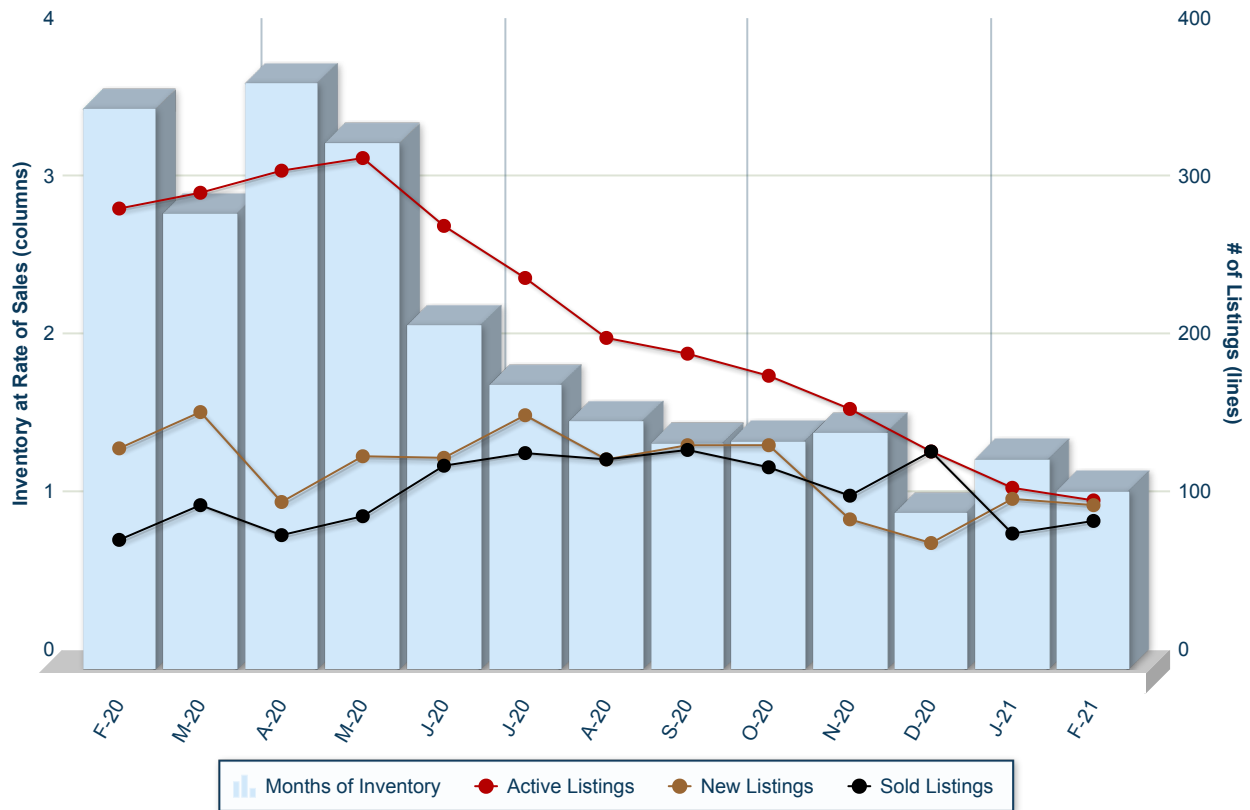
Property type Residential; City of 'Cave Junction', 'Grants Pass', 'Kerby', 'Merlin', 'O'Brien', 'Selma', 'Sunny Valley', 'Wilderville', 'Wolf Creek'.

## Residential

City	Total Active			New Listings			Number Under Contract			Number Sold			Sold Volume			Average Sale Price			Median Sale Price			Percent of List		
	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT
Cave Junction	50	23	-54	23	15	-34	15	9	-40	7	12	+71	1,438,250	4,116,058	+186	205,464	343,004	+66	172,000	327,000	+90	95	101	+6
Grants Pass	303	161	-46	95	79	-16	70	87	+24	69	77	+11	24,129,639	29,240,776	+21	349,704	379,750	+8	295,000	341,500	+15	98	98	0
Kerby	3	3	0	0	1	+	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	13	5	-61	5	2	-60	1	2	+100	2	2	0	647,500	690,000	+6	323,750	345,000	+6	323,750	345,000	+6	97	96	-1
O'Brien	4	1	-75	0	0	0	2	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Selma	14	8	-42	3	5	+66	4	3	-25	2	1	-50	264,000	430,000	+62	132,000	430,000	+225	132,000	430,000	+225	89	107	+20
Sunny Valley	2	0	-	2	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	3	3	0	2	1	-50	1	2	+100	1	1	0	120,750	334,900	+177	120,750	334,900	+177	120,750	334,900	+177	100	100	0
Wolf Creek	12	1	-91	1	1	0	1	1	0	0	1	+	0	385,000	+	0	385,000	+	0	385,000	+	0	94	+
<b>Totals</b>	<b>404</b>	<b>205</b>	<b>-49</b>	<b>131</b>	<b>104</b>	<b>-21</b>	<b>94</b>	<b>105</b>	<b>+12</b>	<b>81</b>	<b>94</b>	<b>+16</b>	<b>26,600,139</b>	<b>35,196,735</b>	<b>+32</b>	<b>328,397</b>	<b>374,433</b>	<b>+14</b>	<b>289,000</b>	<b>339,879</b>	<b>+18</b>	<b>98</b>	<b>99</b>	<b>1</b>
<b>Grand Totals</b>	<b>404</b>	<b>205</b>	<b>-49</b>	<b>131</b>	<b>104</b>	<b>-21</b>	<b>94</b>	<b>105</b>	<b>+12</b>	<b>81</b>	<b>94</b>	<b>+16</b>	<b>26,600,139</b>	<b>35,196,735</b>	<b>+32</b>	<b>328,397</b>	<b>374,433</b>	<b>+14</b>	<b>289,000</b>	<b>339,879</b>	<b>+18</b>	<b>98</b>	<b>99</b>	<b>+1</b>

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Oregon DataShare (KCAR|MLSCO|SOMLS) on Monday, March 01, 2021 9:34 AM.

# Josephine Co Inventory February 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Feb - 2021	107	104	94	1.14
Jan - 2021	115	108	86	1.34
Dec - 2020	138	80	138	1.00
Nov - 2020	165	95	110	1.50
Oct - 2020	186	142	128	1.45
Sep - 2020	200	142	139	1.44
Aug - 2020	210	133	133	1.58
Jul - 2020	248	161	137	1.81
Jun - 2020	281	134	129	2.18
May - 2020	324	135	97	3.34
Apr - 2020	316	106	85	3.72
Mar - 2020	302	163	104	2.90
Feb - 2020	292	140	82	3.56

# Keybox Activity Report



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

Keybox Accesses	Feb 20	Feb 21	Change
	8458	5024	-40.6%

