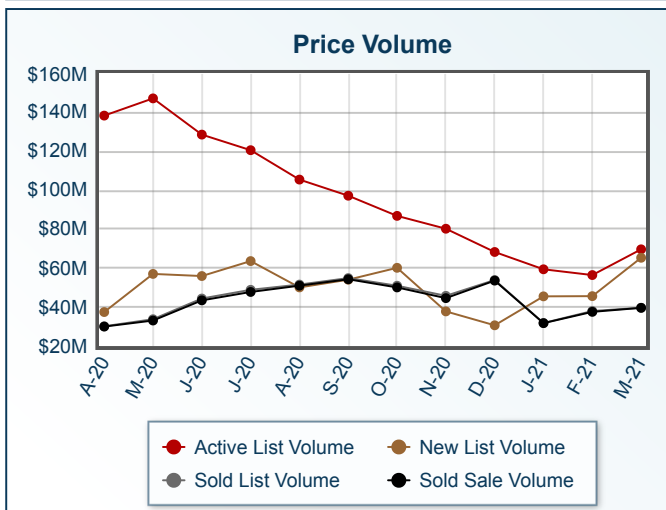
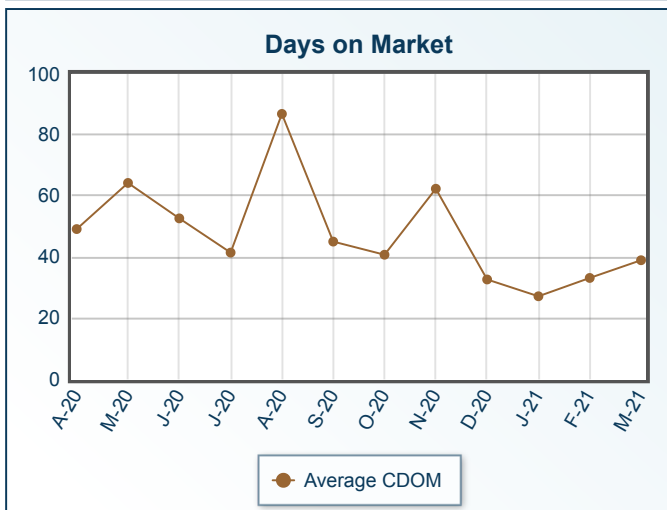
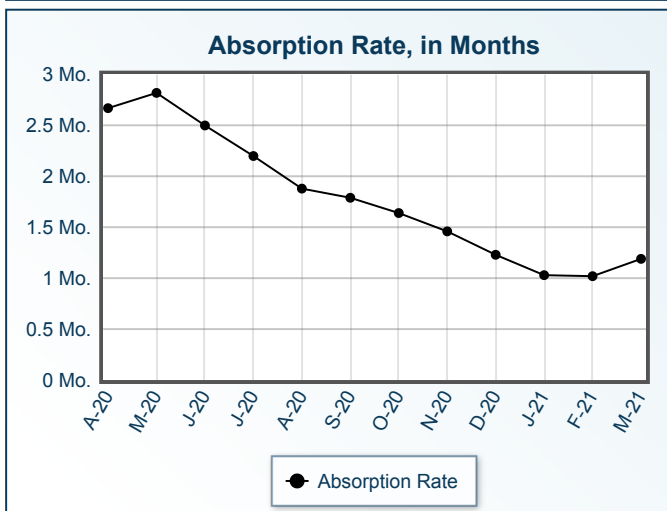
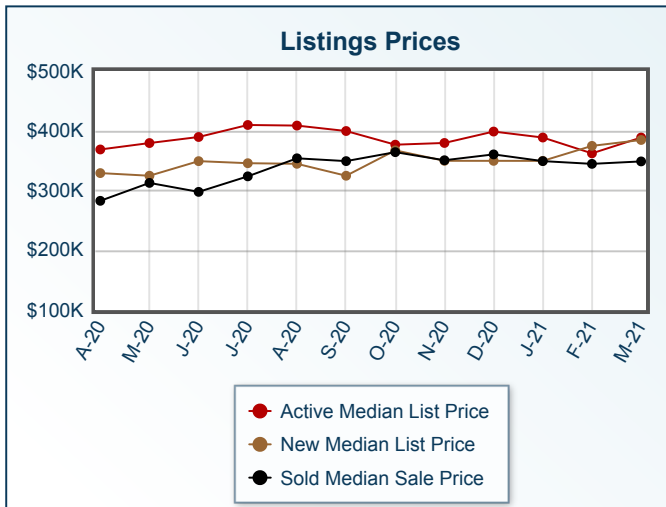
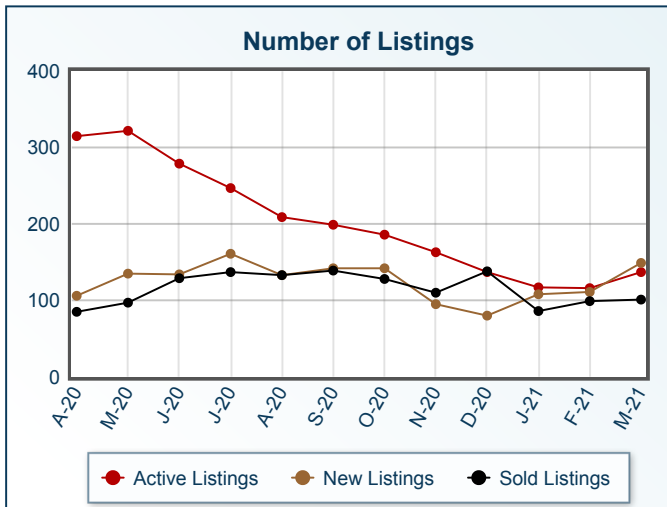


# Market Summary

Josephine Co Residential, March 2021



Summary Statistics						
	Mar-21	Mar-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.19	2.55	-53.33	1.08	2.5	-56.80
Average List Price	\$509,164	\$448,079	13.63	\$443,453	\$419,460	5.72
Median List Price	\$389,000	\$369,900	5.16	\$375,000	\$335,000	11.94
Average Sale Price	\$392,672	\$354,971	10.62	\$381,251	\$331,256	15.09
Median Sale Price	\$349,000	\$324,500	7.55	\$346,375	\$295,750	17.12
Average CDOM	39	86	-54.65	33	92	-64.13
Median CDOM	5	23	-78.26	7	44	-84.09

Sold Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	1	-100.0	4	5
100,000-149,999	2	4	-50.0	5	11	-54.5
150,000-199,999	4	5	-20.0	12	22	-45.5
200,000-249,999	4	14	-71.4	21	43	-51.2
250,000-299,999	22	21	4.8	54	54	0.0
300,000-349,999	20	18	11.1	52	42	23.8
350,000-399,999	15	12	25.0	41	27	51.9
400,000-449,999	7	8	-12.5	29	19	52.6
450,000-499,999	6	5	20.0	18	10	80.0
500,000-549,999	3	6	-50.0	6	9	-33.3
550,000-599,999	7	3	133.3	14	9	55.6
600,000-649,999	5	1	400.0	8	1	700.0
650,000-699,999	0	1	-100.0	4	1	300.0
700,000-749,999	2	0	N/A	7	2	250.0
750,000-799,999	1	2	-50.0	4	3	33.3
800,000-849,999	1	0	N/A	3	0	N/A
850,000-899,999	0	2	-100.0	1	3	-66.7
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	1	-100.0	1	2	-50.0
1,000,000-1,099,999	1	0	N/A	1	1	0.0
1,100,000-1,199,999	0	0	0.0	0	0	0.0
1,200,000-1,299,999	1	0	N/A	1	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	101	104	-2.9	286	264	8.3

Pending Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	1	-100.0	0	3
100,000-149,999	1	3	-66.7	3	10	-70.0
150,000-199,999	9	14	-35.7	16	30	-46.7
200,000-249,999	7	13	-46.2	17	47	-63.8
250,000-299,999	21	18	16.7	59	56	5.4
300,000-349,999	24	12	100.0	74	40	85.0
350,000-399,999	23	9	155.6	52	33	57.6
400,000-449,999	10	6	66.7	27	17	58.8
450,000-499,999	15	9	66.7	30	18	66.7
500,000-549,999	6	4	50.0	13	13	0.0
550,000-599,999	6	3	100.0	15	6	150.0
600,000-649,999	4	1	300.0	7	3	133.3
650,000-699,999	2	1	100.0	6	3	100.0
700,000-749,999	3	0	N/A	5	0	N/A
750,000-799,999	1	1	0.0	4	1	300.0
800,000-849,999	2	0	N/A	4	3	33.3
850,000-899,999	0	0	0.0	2	2	0.0
900,000-949,999	1	1	0.0	1	1	0.0
950,000-999,999	0	0	0.0	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	1	-100.0	1	1	0.0
1,200,000-1,299,999	0	0	0.0	1	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	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	135	98	37.8	339	289	17.3

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	1	5		-80.0	0-99,999	1	0	N/A	1
100,000-149,999	1	5	-80.0	3	18	-83.3	100,000-149,999	0	2	-100.0	1	8	-87.5
150,000-199,999	6	23	-73.9	24	57	-57.9	150,000-199,999	5	10	-50.0	15	32	-53.1
200,000-249,999	7	34	-79.4	25	104	-76.0	200,000-249,999	8	32	-75.0	19	73	-74.0
250,000-299,999	14	37	-62.2	71	105	-32.4	250,000-299,999	22	27	-18.5	55	83	-33.7
300,000-349,999	20	32	-37.5	90	80	12.5	300,000-349,999	18	21	-14.3	64	54	18.5
350,000-399,999	29	41	-29.3	77	86	-10.5	350,000-399,999	28	20	40.0	71	48	47.9
400,000-449,999	9	27	-66.7	39	52	-25.0	400,000-449,999	12	14	-14.3	30	29	3.4
450,000-499,999	12	25	-52.0	44	52	-15.4	450,000-499,999	17	13	30.8	34	24	41.7
500,000-549,999	4	14	-71.4	18	30	-40.0	500,000-549,999	6	4	50.0	13	17	-23.5
550,000-599,999	4	11	-63.6	20	18	11.1	550,000-599,999	7	4	75.0	15	9	66.7
600,000-649,999	3	8	-62.5	11	15	-26.7	600,000-649,999	3	3	0.0	8	5	60.0
650,000-699,999	4	7	-42.9	16	16	0.0	650,000-699,999	8	4	100.0	13	11	18.2
700,000-749,999	3	7	-57.1	8	9	-11.1	700,000-749,999	2	2	0.0	5	4	25.0
750,000-799,999	1	2	-50.0	9	4	125.0	750,000-799,999	5	2	150.0	7	2	250.0
800,000-849,999	1	1	0.0	4	4	0.0	800,000-849,999	1	0	N/A	2	0	N/A
850,000-899,999	3	6	-50.0	6	9	-33.3	850,000-899,999	2	2	0.0	3	3	0.0
900,000-949,999	1	2	-50.0	2	3	-33.3	900,000-949,999	1	0	N/A	1	0	N/A
950,000-999,999	4	1	300.0	8	5	60.0	950,000-999,999	2	1	100.0	4	2	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	4	50.0	1,100,000-1,199,999	0	1	-100.0	2	1	100.0
1,200,000-1,299,999	1	4	-75.0	3	6	-50.0	1,200,000-1,299,999	0	1	-100.0	1	3	-66.7
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	2	2	0.0	3	2	50.0	1,500,000-1,599,999	1	0	N/A	2	0	N/A
1,600,000-1,699,999	1	2	-50.0	1	3	-66.7	1,600,000-1,699,999	0	0	0.0	1	0	N/A
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	2	0	N/A	1,800,000-1,899,999	0	0	0.0	1	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	0	0.0	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	0	0.0	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	0	0.0	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
Totals	137	301	-54.5	492	699	-29.6	Totals	149	163	-8.6	368	411	-10.5

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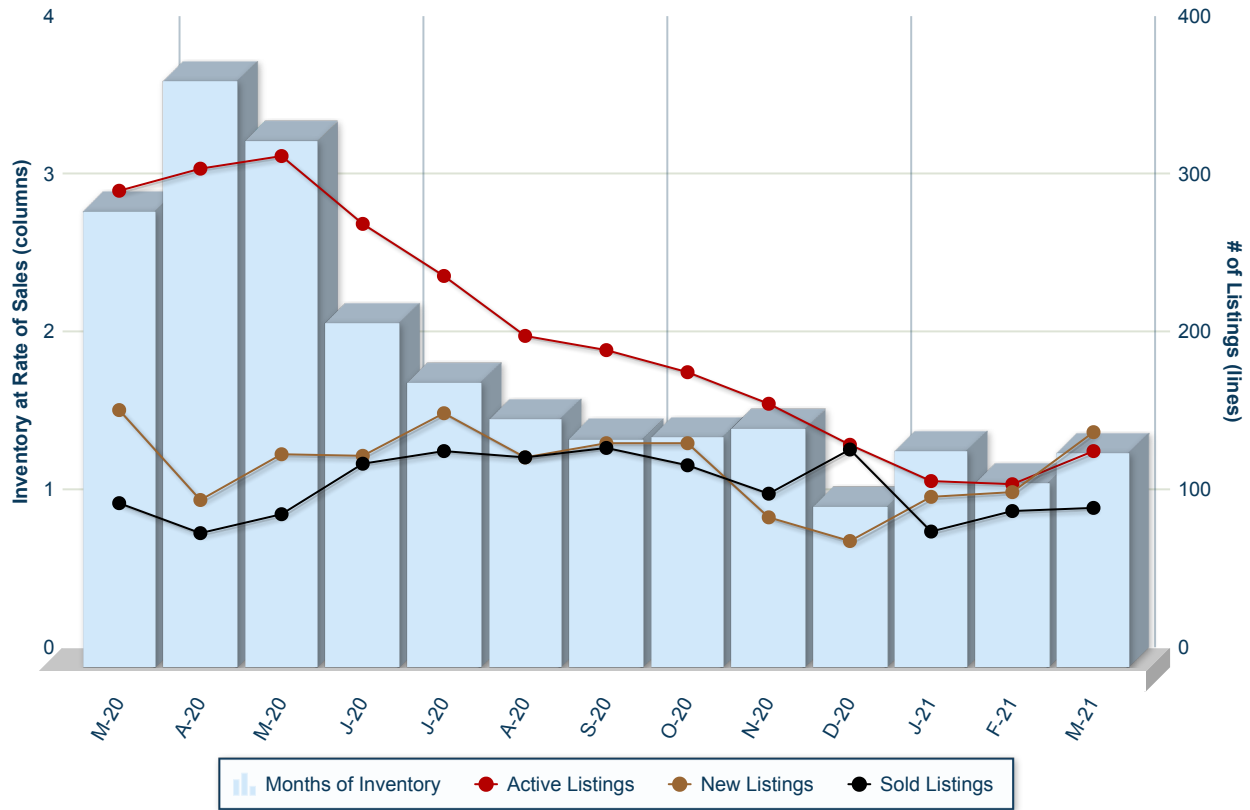
# Josephine Co Year Over Year Comparison

Activity between 3/1/2021 and 3/31/2021

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	53	27	-49	19	12	-36	14	8	-42	13	10	-23	3,227,800	3,453,150	+6	248,292	345,315	+39	239,000	272,000	+13	98	94	-4
Grants Pass	336	202	-39	121	121	0	68	115	+69	77	84	+9	27,880,210	32,597,350	+16	362,080	388,063	+7	329,000	350,000	+6	98	100	+2
Kerby	3	2	-33	1	0	-	1	0	-	1	0	-	750,000	0	-	750,000	0	-	750,000	0	-	93	0	-
Merlin	15	10	-33	5	7	+40	5	6	+20	3	2	-33	856,000	750,000	-12	285,333	375,000	+31	326,000	375,000	+15	96	102	+6
O'Brien	4	3	-25	2	2	0	0	0	0	1	0	-	288,500	0	-	288,500	0	-	288,500	0	-	101	0	-
Selma	13	7	-46	4	2	-50	4	3	-25	3	4	+33	700,000	2,555,000	+265	233,333	638,750	+173	230,000	477,500	+107	110	97	-11
Sunny Valley	2	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	4	3	-25	2	1	-50	0	2	+	1	1	0	535,000	357,000	-33	535,000	357,000	-33	535,000	357,000	-	100	102	+2
Wolf Creek	14	5	-64	4	4	0	2	2	0	1	0	-	287,500	0	-	287,500	0	-	287,500	0	-	95	0	-
<b>Totals</b>	<b>444</b>	<b>259</b>	<b>-42</b>	<b>158</b>	<b>149</b>	<b>-6</b>	<b>94</b>	<b>136</b>	<b>+45</b>	<b>100</b>	<b>101</b>	<b>+1</b>	<b>34,525,010</b>	<b>39,712,500</b>	<b>+15</b>	<b>345,250</b>	<b>393,193</b>	<b>+14</b>	<b>321,950</b>	<b>349,000</b>	<b>+8</b>	<b>98</b>	<b>100</b>	<b>+2</b>
<b>Grand Totals</b>	<b>444</b>	<b>259</b>	<b>-42</b>	<b>158</b>	<b>149</b>	<b>-6</b>	<b>94</b>	<b>136</b>	<b>+45</b>	<b>100</b>	<b>101</b>	<b>+1</b>	<b>34,525,010</b>	<b>39,712,500</b>	<b>+15</b>	<b>345,250</b>	<b>393,193</b>	<b>+14</b>	<b>321,950</b>	<b>349,000</b>	<b>+8</b>	<b>98</b>	<b>100</b>	<b>+2</b>

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# Josephine Co Inventory March 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Mar - 2021	137	149	101	1.36
Feb - 2021	116	111	99	1.17
Jan - 2021	118	108	86	1.37
Dec - 2020	141	80	138	1.02
Nov - 2020	167	95	110	1.52
Oct - 2020	187	142	128	1.46
Sep - 2020	201	142	139	1.45
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

# Keybox Activity Report



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

Keybox Accesses	Mar 20	Mar 21	Change
	7584	6407	-15.5%

