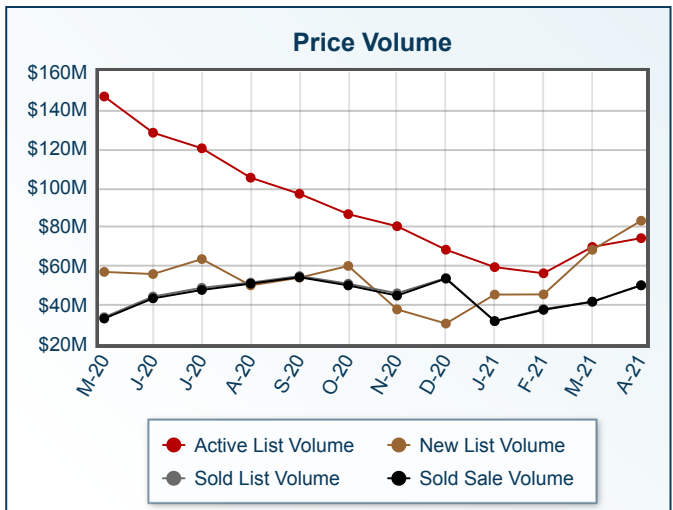
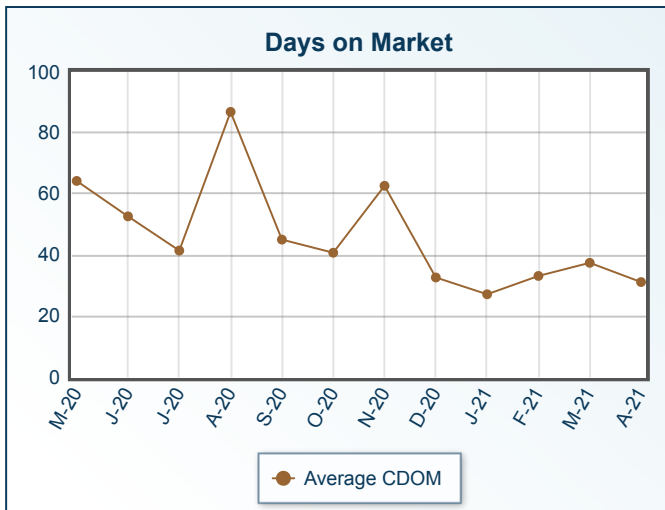
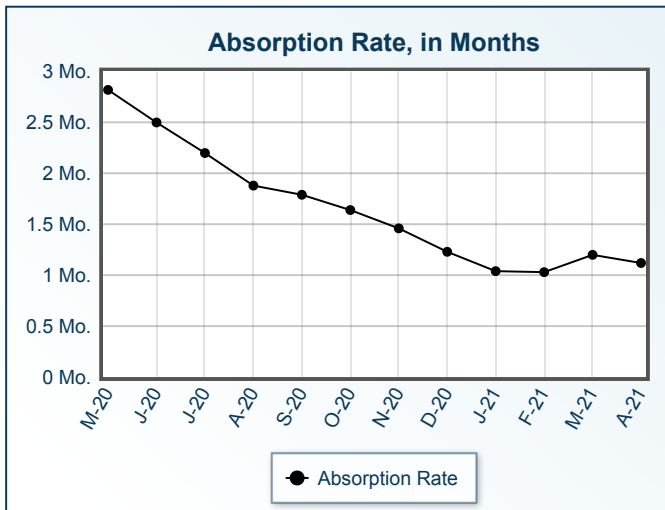
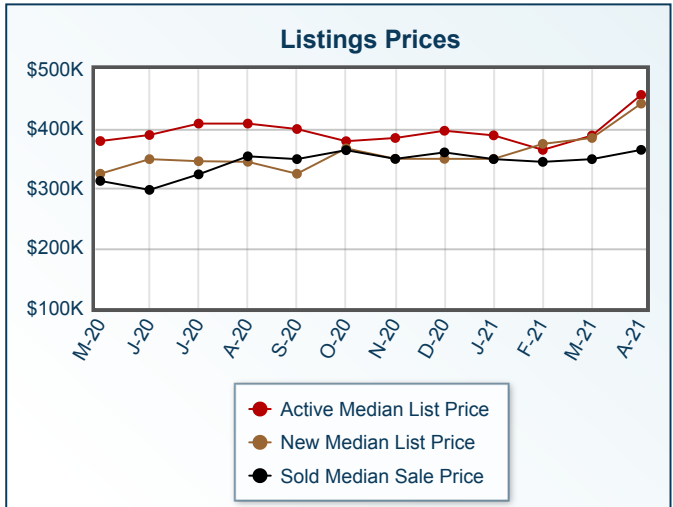
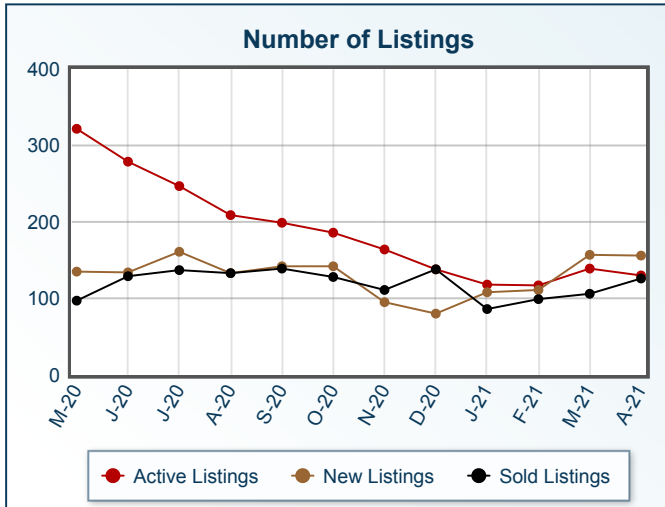


# Market Summary

Josephine Co Residential, April 2021



Summary Statistics						
	Apr-21	Apr-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.12	2.67	-58.05	1.1	2.54	-56.69
Average List Price	\$572,852	\$439,687	30.29	\$463,521	\$410,740	12.85
Median List Price	\$457,000	\$369,000	23.85	\$385,000	\$330,500	16.49
Average Sale Price	\$398,302	\$353,074	12.81	\$386,897	\$336,570	14.95
Median Sale Price	\$365,000	\$283,000	28.98	\$351,500	\$290,000	21.21
Average CDOM	31	49	-36.73	32	82	-60.98
Median CDOM	6	17	-64.71	7	34	-79.41

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	0	0.0	4	5
100,000-149,999	2	1	100.0	7	12	-41.7
150,000-199,999	3	11	-72.7	15	33	-54.5
200,000-249,999	5	15	-66.7	27	58	-53.4
250,000-299,999	20	21	-4.8	74	75	-1.3
300,000-349,999	23	11	109.1	76	53	43.4
350,000-399,999	27	8	237.5	70	35	100.0
400,000-449,999	16	3	433.3	45	22	104.5
450,000-499,999	9	3	200.0	27	13	107.7
500,000-549,999	5	4	25.0	11	13	-15.4
550,000-599,999	5	2	150.0	19	11	72.7
600,000-649,999	3	2	50.0	11	3	266.7
650,000-699,999	1	0	N/A	5	1	400.0
700,000-749,999	2	1	100.0	9	3	200.0
750,000-799,999	0	0	0.0	5	3	66.7
800,000-849,999	2	1	100.0	5	1	400.0
850,000-899,999	0	0	0.0	1	3	-66.7
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	1	0	N/A	2	2	0.0
1,000,000-1,099,999	1	0	N/A	2	1	100.0
1,100,000-1,199,999	1	1	0.0	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	126	85	48.2	417	349	19.5

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	1	0	N/A	1	3
100,000-149,999	0	1	-100.0	3	11	-72.7
150,000-199,999	4	6	-33.3	20	36	-44.4
200,000-249,999	8	23	-65.2	25	70	-64.3
250,000-299,999	17	24	-29.2	76	80	-5.0
300,000-349,999	15	11	36.4	88	51	72.5
350,000-399,999	32	16	100.0	85	49	73.5
400,000-449,999	11	8	37.5	38	25	52.0
450,000-499,999	14	9	55.6	44	27	63.0
500,000-549,999	5	1	400.0	17	14	21.4
550,000-599,999	7	1	600.0	22	7	214.3
600,000-649,999	2	2	0.0	9	5	80.0
650,000-699,999	3	0	N/A	9	3	200.0
700,000-749,999	1	0	N/A	6	0	N/A
750,000-799,999	5	0	N/A	9	1	800.0
800,000-849,999	0	0	0.0	3	3	0.0
850,000-899,999	2	1	100.0	4	3	33.3
900,000-949,999	0	0	0.0	1	1	0.0
950,000-999,999	3	0	N/A	5	1	400.0
1,000,000-1,099,999	1	0	N/A	1	0	N/A
1,100,000-1,199,999	2	0	N/A	3	1	200.0
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	1	0	N/A	1	0	N/A
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	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	134	103	30.1	471	392	20.2

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	0	0	0.0	1
100,000-149,999	1	8	-87.5	4	20	-80.0	100,000-149,999	0	2	-100.0	2	10	-80.0
150,000-199,999	7	13	-46.2	28	62	-54.8	150,000-199,999	4	5	-20.0	19	37	-48.6
200,000-249,999	4	43	-90.7	34	126	-73.0	200,000-249,999	10	22	-54.5	28	95	-70.5
250,000-299,999	7	40	-82.5	87	124	-29.8	250,000-299,999	14	18	-22.2	69	102	-32.4
300,000-349,999	10	35	-71.4	107	89	20.2	300,000-349,999	16	10	60.0	83	63	31.7
350,000-399,999	26	42	-38.1	107	104	2.9	350,000-399,999	25	18	38.9	100	66	51.5
400,000-449,999	8	31	-74.2	51	57	-10.5	400,000-449,999	12	5	140.0	42	34	23.5
450,000-499,999	12	26	-53.8	63	64	-1.6	450,000-499,999	16	12	33.3	52	36	44.4
500,000-549,999	4	12	-66.7	27	33	-18.2	500,000-549,999	11	3	266.7	22	20	10.0
550,000-599,999	8	13	-38.5	28	22	27.3	550,000-599,999	7	4	75.0	24	13	84.6
600,000-649,999	4	7	-42.9	14	19	-26.3	600,000-649,999	3	4	-25.0	11	9	22.2
650,000-699,999	8	11	-27.3	20	19	5.3	650,000-699,999	5	3	66.7	17	14	21.4
700,000-749,999	3	7	-57.1	10	9	11.1	700,000-749,999	2	0	N/A	7	4	75.0
750,000-799,999	6	1	500.0	18	4	350.0	750,000-799,999	8	0	N/A	16	2	700.0
800,000-849,999	3	1	200.0	8	4	100.0	800,000-849,999	4	0	N/A	6	0	N/A
850,000-899,999	4	5	-20.0	10	9	11.1	850,000-899,999	5	0	N/A	7	3	133.3
900,000-949,999	1	1	0.0	2	3	-33.3	900,000-949,999	0	0	0.0	1	0	N/A
950,000-999,999	3	2	50.0	12	5	140.0	950,000-999,999	4	0	N/A	8	2	300.0
1,000,000-1,099,999	0	3	-100.0	1	3	-66.7	1,000,000-1,099,999	1	0	N/A	1	0	N/A
1,100,000-1,199,999	3	3	0.0	7	4	75.0	1,100,000-1,199,999	0	0	0.0	2	1	100.0
1,200,000-1,299,999	0	4	-100.0	6	6	0.0	1,200,000-1,299,999	4	0	N/A	5	3	66.7
1,300,000-1,399,999	0	0	0.0	1	1	0.0	1,300,000-1,399,999	1	0	N/A	1	0	N/A
1,400,000-1,499,999	2	1	100.0	2	2	0.0	1,400,000-1,499,999	1	0	N/A	1	0	N/A
1,500,000-1,599,999	2	2	0.0	3	2	50.0	1,500,000-1,599,999	0	0	0.0	2	0	N/A
1,600,000-1,699,999	2	1	100.0	2	3	-33.3	1,600,000-1,699,999	1	0	N/A	2	0	N/A
1,700,000-1,799,999	1	0	N/A	1	0	N/A	1,700,000-1,799,999	0	0	0.0	1	0	N/A
1,800,000-1,899,999	1	0	N/A	1	0	N/A	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	0	N/A	1,900,000-1,999,999	1	0	N/A	1	0	N/A
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	1	1	0.0	2,250,000-2,499,999	1	0	N/A	1	0	N/A
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	130	315	-58.7	657	805	-18.4	Totals	156	106	47.2	532	517	2.9

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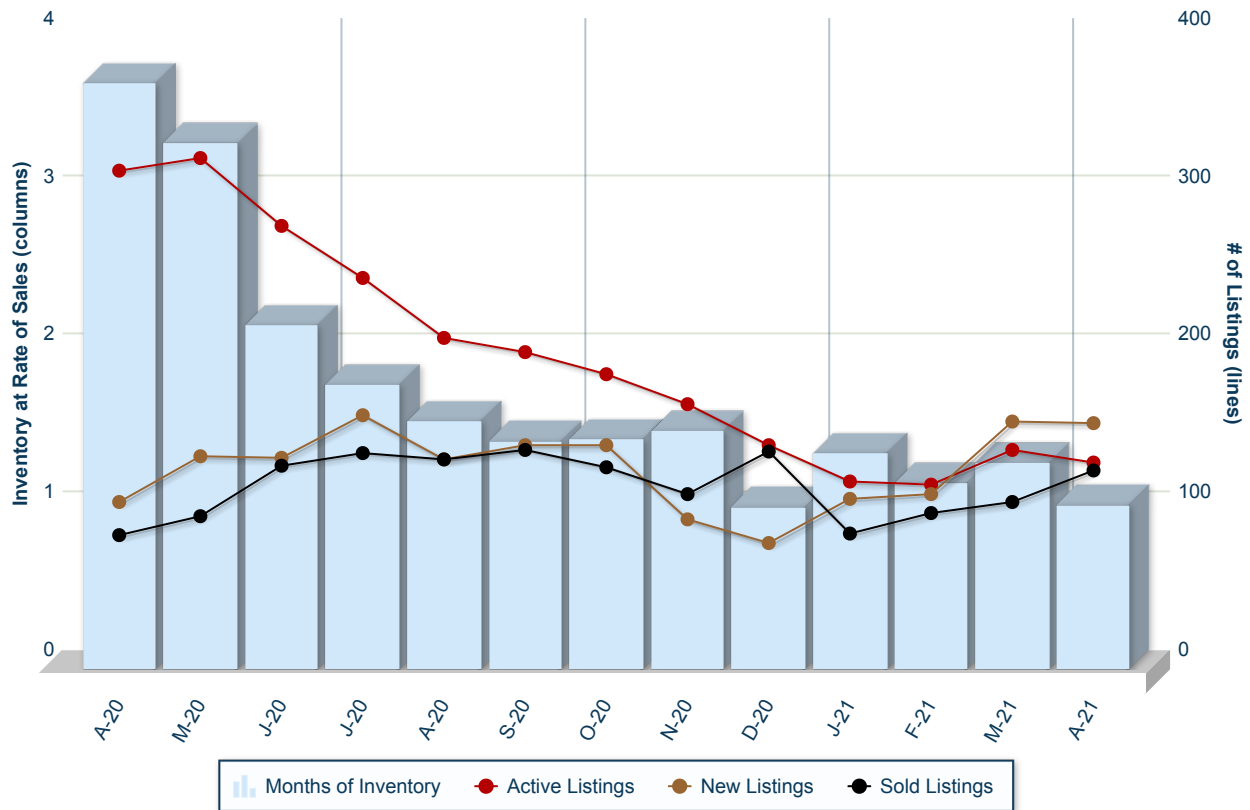
# Josephine Co Year Over Year Comparison

Activity between 4/1/2021 and 4/30/2021

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	46	33	-28	9	14	+55	13	14	+7	14	6	-57	3,804,436	1,896,000	-50	271,745	316,000	+16	268,754	300,500	+11	102	100	-1
Grants Pass	329	206	-37	83	118	+42	78	105	+34	66	107	+62	24,037,831	43,063,483	+79	364,209	402,462	+10	287,500	365,000	+26	99	99	0
Kerby	3	3	0	1	1	0	1	1	0	0	1	+	0	290,000	+	0	290,000	+	0	290,000	+	0	96	+
Merlin	15	10	-33	5	5	0	5	6	+20	2	6	+200	674,000	2,760,800	+309	337,000	460,133	+36	337,000	477,000	+41	101	100	-0
O'Brien	5	6	+20	1	3	+200	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Selma	10	11	+10	3	6	+100	2	3	+50	0	1	+	0	549,999	+	0	549,999	+	0	549,999	+	0	100	+
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	5	4	-20	1	2	+100	2	0	-	0	2	+	0	595,000	+	0	297,500	+	0	297,500	+	0	92	+
Wolf Creek	14	3	-78	3	1	-66	4	0	-	1	1	0	800,000	190,000	-76	800,000	190,000	-76	800,000	190,000	-	91	106	+16
<b>Totals</b>	<b>429</b>	<b>276</b>	<b>-36</b>	<b>106</b>	<b>150</b>	<b>+42</b>	<b>105</b>	<b>130</b>	<b>+24</b>	<b>83</b>	<b>124</b>	<b>+49</b>	<b>29,316,267</b>	<b>49,345,282</b>	<b>+68</b>	<b>353,208</b>	<b>397,946</b>	<b>+13</b>	<b>283,000</b>	<b>365,000</b>	<b>+29</b>	<b>100</b>	<b>100</b>	<b>0</b>
<b>Grand Totals</b>	<b>429</b>	<b>276</b>	<b>-36</b>	<b>106</b>	<b>150</b>	<b>+42</b>	<b>105</b>	<b>130</b>	<b>+24</b>	<b>83</b>	<b>124</b>	<b>+49</b>	<b>29,316,267</b>	<b>49,345,282</b>	<b>+68</b>	<b>353,208</b>	<b>397,946</b>	<b>+13</b>	<b>283,000</b>	<b>365,000</b>	<b>+29</b>	<b>100</b>	<b>100</b>	<b>0</b>

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# Josephine Co Inventory April 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Apr - 2021	131	156	126	1.04
Mar - 2021	139	157	106	1.31
Feb - 2021	117	111	99	1.18
Jan - 2021	119	108	86	1.38
Dec - 2020	142	80	138	1.03
Nov - 2020	168	95	111	1.51
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

# Keybox Activity Report



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

Keybox Accesses	Apr 20	Apr 21	Change
	5370	6819	27.0%

