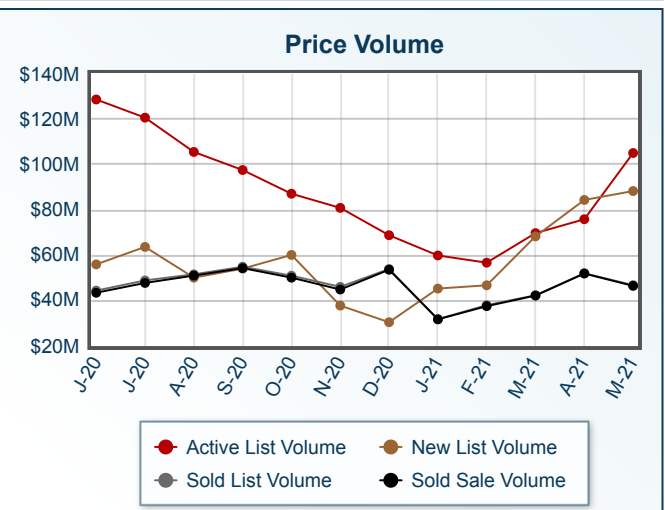
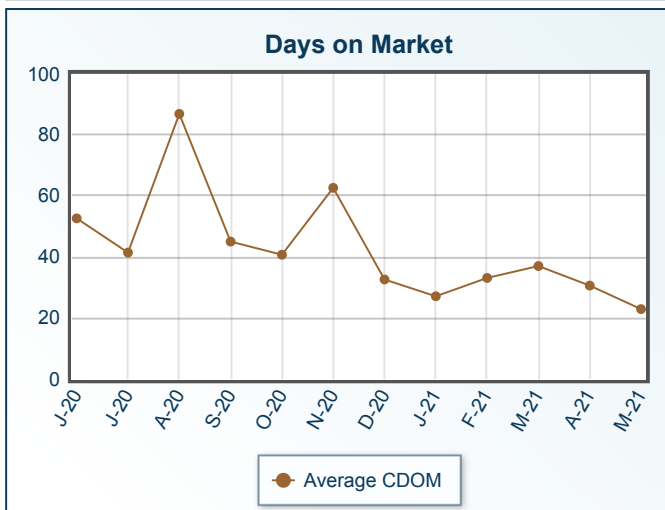
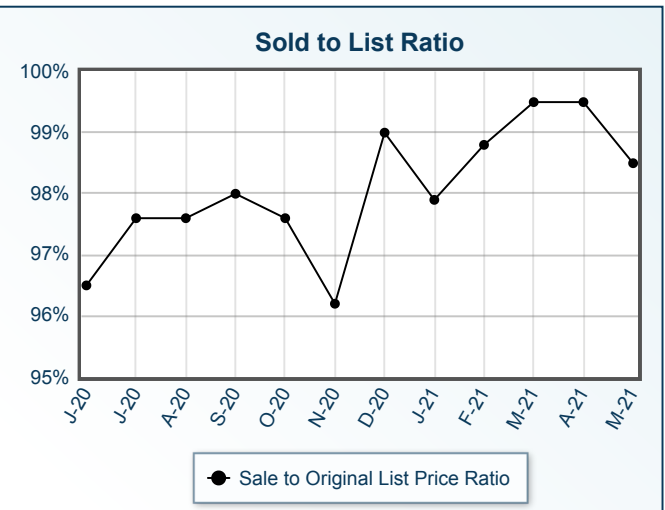
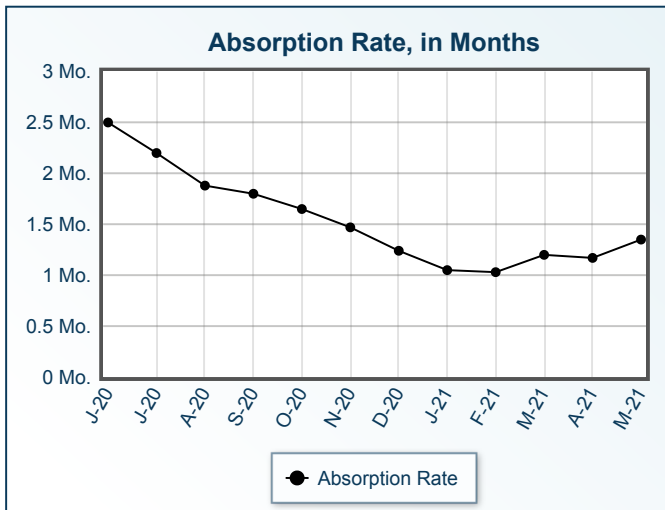
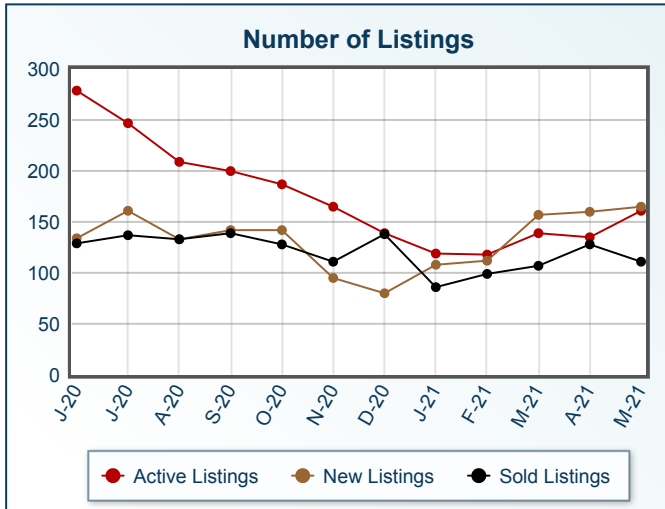


Market Summary

Josephine Co Residential, May 2021



Summary Statistics						
	May-21	May-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.35	2.82	-52.13	1.16	2.6	-55.38
Average List Price	\$652,851	\$457,586	42.67	\$477,474	\$412,506	15.75
Median List Price	\$549,976	\$379,750	44.83	\$395,000	\$330,000	19.70
Average Sale Price	\$419,228	\$341,561	22.74	\$395,743	\$337,655	17.20
Median Sale Price	\$382,500	\$313,000	22.20	\$357,500	\$295,000	21.19
Average CDOM	23	64	-64.06	30	78	-61.54
Median CDOM	8	25	-68.00	7	32	-78.12

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	1	0	N/A	5	5
100,000-149,999	0	3	-100.0	7	15	-53.3
150,000-199,999	5	7	-28.6	20	40	-50.0
200,000-249,999	6	17	-64.7	33	75	-56.0
250,000-299,999	20	21	-4.8	94	96	-2.1
300,000-349,999	13	12	8.3	89	65	36.9
350,000-399,999	15	13	15.4	85	48	77.1
400,000-449,999	13	6	116.7	58	28	107.1
450,000-499,999	15	4	275.0	43	17	152.9
500,000-549,999	4	6	-33.3	16	19	-15.8
550,000-599,999	2	2	0.0	21	13	61.5
600,000-649,999	1	1	0.0	12	4	200.0
650,000-699,999	2	2	0.0	7	3	133.3
700,000-749,999	7	0	N/A	16	3	433.3
750,000-799,999	2	1	100.0	7	4	75.0
800,000-849,999	2	0	N/A	7	1	600.0
850,000-899,999	0	1	-100.0	1	4	-75.0
900,000-949,999	0	1	-100.0	0	1	-100.0
950,000-999,999	3	0	N/A	5	2	150.0
1,000,000-1,099,999	0	0	0.0	2	1	100.0
1,100,000-1,199,999	0	0	0.0	1	1	0.0
1,200,000-1,299,999	0	0	0.0	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	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	111	97	14.4	531	446	19.1

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	0	0.0	1	3
100,000-149,999	0	5	-100.0	3	16	-81.2
150,000-199,999	8	5	60.0	28	41	-31.7
200,000-249,999	10	25	-60.0	36	95	-62.1
250,000-299,999	17	33	-48.5	92	113	-18.6
300,000-349,999	23	11	109.1	111	62	79.0
350,000-399,999	13	19	-31.6	95	68	39.7
400,000-449,999	17	8	112.5	54	33	63.6
450,000-499,999	16	8	100.0	59	35	68.6
500,000-549,999	9	6	50.0	25	20	25.0
550,000-599,999	7	4	75.0	29	11	163.6
600,000-649,999	4	1	300.0	13	6	116.7
650,000-699,999	4	3	33.3	13	6	116.7
700,000-749,999	0	2	-100.0	6	2	200.0
750,000-799,999	3	0	N/A	11	1	1000.0
800,000-849,999	0	1	-100.0	3	4	-25.0
850,000-899,999	4	1	300.0	8	4	100.0
900,000-949,999	1	0	N/A	2	1	100.0
950,000-999,999	3	1	200.0	8	2	300.0
1,000,000-1,099,999	0	0	0.0	1	0	N/A
1,100,000-1,199,999	0	0	0.0	3	1	200.0
1,200,000-1,299,999	2	2	0.0	4	2	100.0
1,300,000-1,399,999	0	1	-100.0	0	1	-100.0
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	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	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	142	136	4.4	606	528	14.8

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	2	7	-71.4	5	24	-79.2	100,000-149,999	1	4	-75.0	3	14	-78.6
150,000-199,999	4	17	-76.5	34	70	-51.4	150,000-199,999	5	8	-37.5	25	45	-44.4
200,000-249,999	5	42	-88.1	42	140	-70.0	200,000-249,999	8	14	-42.9	36	109	-67.0
250,000-299,999	11	36	-69.4	106	155	-31.6	250,000-299,999	18	31	-41.9	88	133	-33.8
300,000-349,999	10	32	-68.7	128	109	17.4	300,000-349,999	20	20	0.0	104	83	25.3
350,000-399,999	10	49	-79.6	115	118	-2.5	350,000-399,999	10	14	-28.6	108	80	35.0
400,000-449,999	18	26	-30.8	76	63	20.6	400,000-449,999	21	6	250.0	67	40	67.5
450,000-499,999	14	27	-48.1	80	75	6.7	450,000-499,999	19	11	72.7	69	47	46.8
500,000-549,999	7	17	-58.8	35	41	-14.6	500,000-549,999	7	8	-12.5	30	28	7.1
550,000-599,999	11	14	-21.4	38	25	52.0	550,000-599,999	9	3	200.0	34	16	112.5
600,000-649,999	3	9	-66.7	20	22	-9.1	600,000-649,999	6	3	100.0	17	12	41.7
650,000-699,999	16	9	77.8	30	21	42.9	650,000-699,999	9	2	350.0	27	16	68.8
700,000-749,999	6	7	-14.3	13	10	30.0	700,000-749,999	2	1	100.0	10	5	100.0
750,000-799,999	8	1	700.0	24	6	300.0	750,000-799,999	8	2	300.0	22	4	450.0
800,000-849,999	5	1	400.0	10	4	150.0	800,000-849,999	3	0	N/A	7	0	N/A
850,000-899,999	4	5	-20.0	11	10	10.0	850,000-899,999	1	1	0.0	9	4	125.0
900,000-949,999	2	1	100.0	5	3	66.7	900,000-949,999	2	0	N/A	4	0	N/A
950,000-999,999	4	1	300.0	18	5	260.0	950,000-999,999	6	0	N/A	14	2	600.0
1,000,000-1,099,999	0	3	-100.0	1	3	-66.7	1,000,000-1,099,999	0	0	0.0	1	0	N/A
1,100,000-1,199,999	4	4	0.0	9	6	50.0	1,100,000-1,199,999	2	2	0.0	4	3	33.3
1,200,000-1,299,999	4	4	0.0	7	7	0.0	1,200,000-1,299,999	1	1	0.0	6	4	50.0
1,300,000-1,399,999	1	0	N/A	3	2	50.0	1,300,000-1,399,999	2	1	100.0	3	1	200.0
1,400,000-1,499,999	1	1	0.0	2	2	0.0	1,400,000-1,499,999	0	0	0.0	1	0	N/A
1,500,000-1,599,999	3	2	50.0	4	2	100.0	1,500,000-1,599,999	1	0	N/A	3	0	N/A
1,600,000-1,699,999	4	1	300.0	4	3	33.3	1,600,000-1,699,999	1	0	N/A	4	0	N/A
1,700,000-1,799,999	1	0	N/A	2	0	N/A	1,700,000-1,799,999	2	0	N/A	2	0	N/A
1,800,000-1,899,999	1	2	-50.0	1	2	-50.0	1,800,000-1,899,999	0	2	-100.0	0	2	-100.0
1,900,000-1,999,999	1	0	N/A	2	0	N/A	1,900,000-1,999,999	1	0	N/A	2	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	1	1	0.0	1	2	-50.0	2,250,000-2,499,999	0	1	-100.0	1	1	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	161	322	-50.0	827	940	-12.0	Totals	165	135	22.2	702	652	7.7

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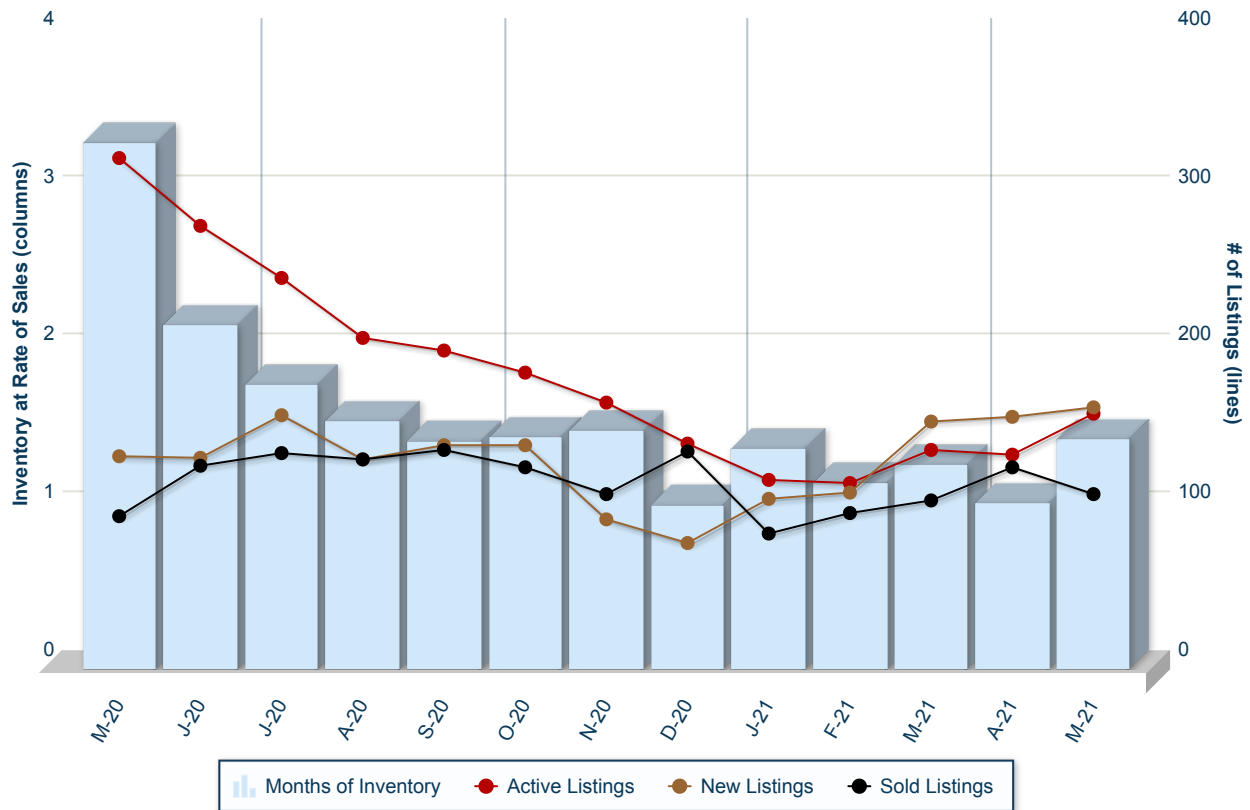
Josephine Co Year Over Year Comparison

Activity between 5/1/2021 and 5/31/2021

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	34	38	+11	3	20	+566	8	15	+87	8	8	0	2,404,000	2,961,100	+23	300,500	370,137	+23	331,000	377,000	+13	97	96	-1
Grants Pass	356	223	-37	122	127	+4	114	116	+1	75	94	+25	25,026,149	38,734,495	+54	333,681	412,069	+23	280,000	375,950	+34	98	99	+1
Kerby	2	3	+50	0	1	+	0	0	0	2	0	-	500,000	0	-	250,000	0	-	250,000	0	-	92	0	-
Merlin	11	11	0	2	6	+200	3	3	0	2	4	+100	735,000	2,189,999	+197	367,500	547,499	+48	367,500	477,500	+29	99	100	+1
O'Brien	5	8	+60	0	3	+	0	3	+	0	1	+	0	220,000	+	0	220,000	+	0	220,000	+	0	97	+
Selma	8	10	+25	1	2	+100	2	3	+50	3	1	-66	1,043,500	325,000	-68	347,833	325,000	-6	330,000	325,000	-	103	100	-2
Sunny Valley	2	0	-	0	0	0	1	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	5	5	0	2	1	-50	1	2	+100	1	0	-	369,000	0	-	369,000	0	-	369,000	0	-	102	0	-
Wolf Creek	10	7	-30	2	5	+150	4	2	-50	5	2	-60	2,214,000	1,401,190	-36	442,800	700,595	+58	399,000	700,595	+75	93	101	+8
Totals	433	305	-30	132	165	+25	133	144	+8	96	110	+15	32,291,649	45,831,785	+42	336,371	416,653	+24	292,500	382,250	+31	98	100	2
Grand Totals	433	305	-30	132	165	+25	133	144	+8	96	110	+15	32,291,649	45,831,785	+42	336,371	416,653	+24	292,500	382,250	+31	98	100	+2

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Josephine Co Inventory May 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
May - 2021	162	166	111	1.46
Apr - 2021	136	160	128	1.06
Mar - 2021	139	157	107	1.30
Feb - 2021	118	112	99	1.19
Jan - 2021	120	108	86	1.40
Dec - 2020	143	80	138	1.04
Nov - 2020	169	95	111	1.52
Oct - 2020	188	142	128	1.47
Sep - 2020	202	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

Keybox Activity Report



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

Keybox Accesses	May 20	May 21	Change
	7476	7663	2.5%

