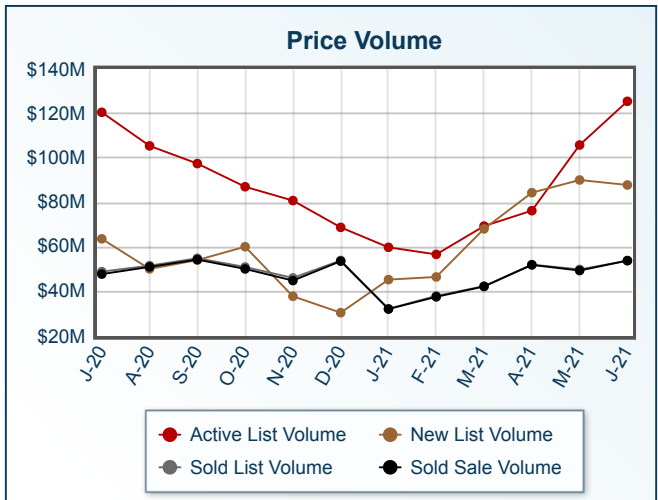
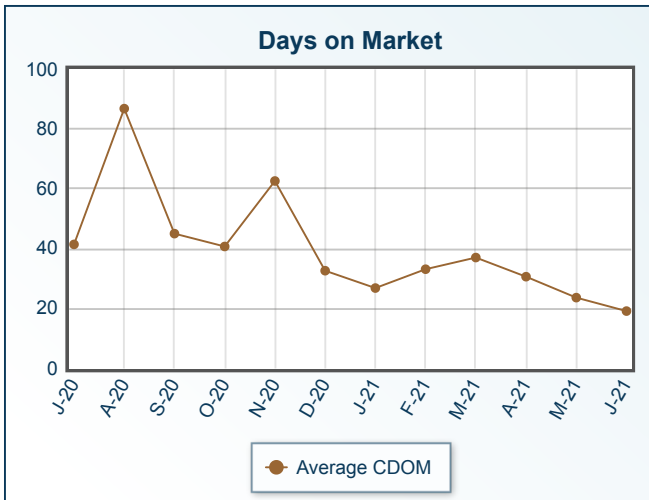
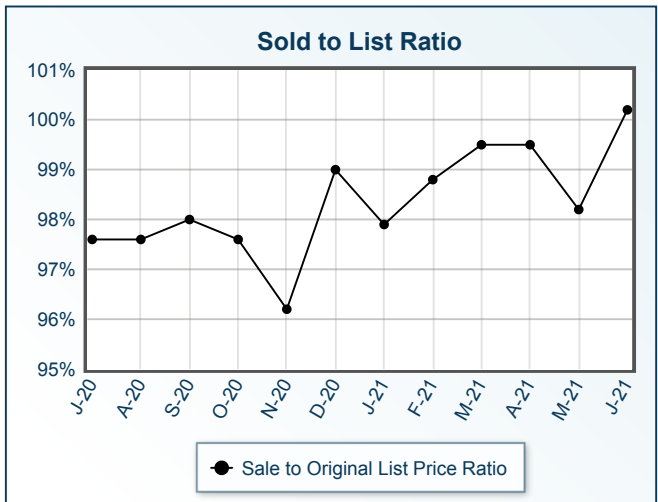
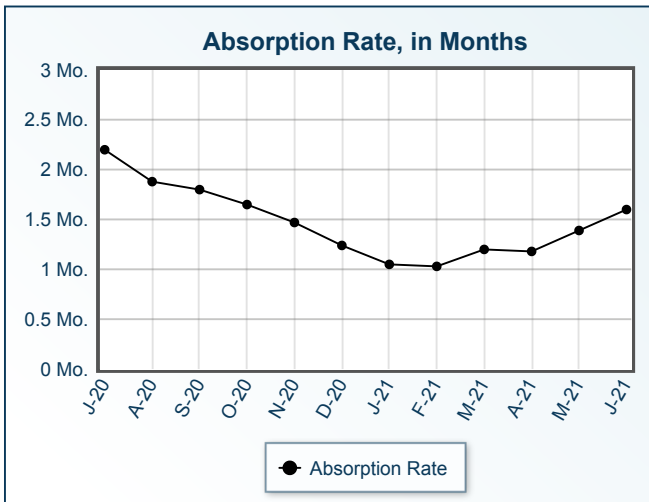
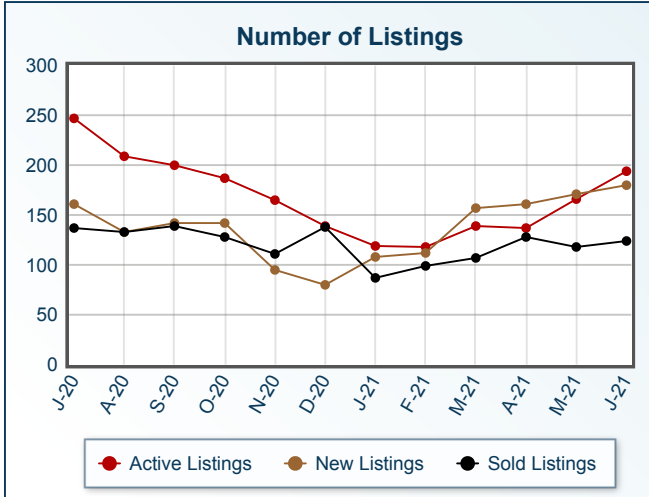


Market Summary

Josephine Co Residential, June 2021



Summary Statistics						
	Jun-21	Jun-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.6	2.5	-36.00	1.24	2.58	-51.94
Average List Price	\$647,633	\$461,343	40.38	\$477,632	\$413,192	15.60
Median List Price	\$549,000	\$389,900	40.81	\$399,000	\$335,000	19.10
Average Sale Price	\$434,752	\$337,227	28.92	\$403,120	\$337,559	19.42
Median Sale Price	\$387,450	\$298,000	30.02	\$361,900	\$296,500	22.06
Average CDOM	19	52	-63.46	28	72	-61.11
Median CDOM	5	22	-77.27	7	30	-76.67

Sold Listings							Pending Listings						
	This Month			Year to Date				This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg		2021	2020	% Chg	2021	2020	% Chg
0-99,999	0	2	-100.0	5	7	-28.6	0-99,999	0	1	-100.0	1	4	-75.0
100,000-149,999	1	5	-80.0	8	20	-60.0	100,000-149,999	1	3	-66.7	4	19	-78.9
150,000-199,999	3	9	-66.7	24	49	-51.0	150,000-199,999	1	6	-83.3	28	47	-40.4
200,000-249,999	7	18	-61.1	41	93	-55.9	200,000-249,999	11	12	-8.3	47	107	-56.1
250,000-299,999	10	31	-67.7	105	127	-17.3	250,000-299,999	14	29	-51.7	103	142	-27.5
300,000-349,999	17	15	13.3	108	80	35.0	300,000-349,999	15	31	-51.6	123	93	32.3
350,000-399,999	26	15	73.3	112	63	77.8	350,000-399,999	18	21	-14.3	115	89	29.2
400,000-449,999	16	13	23.1	75	41	82.9	400,000-449,999	14	8	75.0	69	41	68.3
450,000-499,999	12	8	50.0	55	25	120.0	450,000-499,999	17	14	21.4	76	49	55.1
500,000-549,999	10	6	66.7	26	25	4.0	500,000-549,999	10	8	25.0	34	28	21.4
550,000-599,999	8	1	700.0	29	14	107.1	550,000-599,999	12	1	1100.0	39	12	225.0
600,000-649,999	5	3	66.7	17	7	142.9	600,000-649,999	4	4	0.0	16	10	60.0
650,000-699,999	0	1	-100.0	7	4	75.0	650,000-699,999	7	3	133.3	20	9	122.2
700,000-749,999	0	0	0.0	16	3	433.3	700,000-749,999	1	1	0.0	7	3	133.3
750,000-799,999	0	0	0.0	7	4	75.0	750,000-799,999	8	0	N/A	19	1	1800.0
800,000-849,999	1	0	N/A	8	1	700.0	800,000-849,999	4	0	N/A	7	4	75.0
850,000-899,999	3	0	N/A	4	4	0.0	850,000-899,999	1	0	N/A	9	4	125.0
900,000-949,999	1	0	N/A	1	1	0.0	900,000-949,999	1	0	N/A	3	1	200.0
950,000-999,999	1	0	N/A	6	2	200.0	950,000-999,999	1	0	N/A	9	2	350.0
1,000,000-1,099,999	2	1	100.0	4	2	100.0	1,000,000-1,099,999	0	0	0.0	1	0	N/A
1,100,000-1,199,999	1	0	N/A	3	1	200.0	1,100,000-1,199,999	1	0	N/A	4	1	300.0
1,200,000-1,299,999	0	1	-100.0	2	1	100.0	1,200,000-1,299,999	0	0	0.0	4	2	100.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0	1,300,000-1,399,999	0	0	0.0	0	1	-100.0
1,400,000-1,499,999	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	1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0	1,600,000-1,699,999	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	1	0	N/A
1,800,000-1,899,999	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	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	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	2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	1	-100.0	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	3,000,000-3,249,999	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	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	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	124	129	-3.9	663	575	15.3	Totals	141	142	-0.7	739	670	10.3

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	1	-100.0	1	5		-80.0	0-99,999	0	0	0.0	1
100,000-149,999	3	7	-57.1	6	26	-76.9	100,000-149,999	0	2	-100.0	4	16	-75.0
150,000-199,999	4	15	-73.3	38	77	-50.6	150,000-199,999	5	7	-28.6	29	52	-44.2
200,000-249,999	6	25	-76.0	53	150	-64.7	200,000-249,999	10	10	0.0	47	119	-60.5
250,000-299,999	12	29	-58.6	124	179	-30.7	250,000-299,999	18	24	-25.0	106	157	-32.5
300,000-349,999	10	36	-72.2	145	134	8.2	300,000-349,999	17	25	-32.0	121	108	12.0
350,000-399,999	22	39	-43.6	149	131	13.7	350,000-399,999	29	13	123.1	142	93	52.7
400,000-449,999	17	26	-34.6	93	76	22.4	400,000-449,999	19	13	46.2	84	53	58.5
450,000-499,999	16	24	-33.3	100	87	14.9	450,000-499,999	19	12	58.3	89	59	50.8
500,000-549,999	9	14	-35.7	52	49	6.1	500,000-549,999	13	8	62.5	47	36	30.6
550,000-599,999	12	13	-7.7	54	30	80.0	550,000-599,999	16	5	220.0	50	21	138.1
600,000-649,999	6	11	-45.5	24	27	-11.1	600,000-649,999	6	5	20.0	21	17	23.5
650,000-699,999	21	9	133.3	42	24	75.0	650,000-699,999	6	3	100.0	39	19	105.3
700,000-749,999	2	5	-60.0	13	11	18.2	700,000-749,999	5	1	400.0	10	6	66.7
750,000-799,999	10	3	233.3	31	6	416.7	750,000-799,999	4	0	N/A	28	4	600.0
800,000-849,999	6	0	N/A	10	4	150.0	800,000-849,999	3	0	N/A	8	0	N/A
850,000-899,999	5	5	0.0	14	11	27.3	850,000-899,999	4	1	300.0	12	5	140.0
900,000-949,999	3	0	N/A	6	3	100.0	900,000-949,999	1	0	N/A	5	0	N/A
950,000-999,999	6	2	200.0	18	6	200.0	950,000-999,999	0	1	-100.0	14	3	366.7
1,000,000-1,099,999	0	1	-100.0	1	5	-80.0	1,000,000-1,099,999	0	2	-100.0	1	2	-50.0
1,100,000-1,199,999	5	5	0.0	10	7	42.9	1,100,000-1,199,999	1	1	0.0	5	4	25.0
1,200,000-1,299,999	2	3	-33.3	7	7	0.0	1,200,000-1,299,999	0	0	0.0	6	4	50.0
1,300,000-1,399,999	4	0	N/A	4	2	100.0	1,300,000-1,399,999	0	0	0.0	4	1	300.0
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	6	2	200.0	1,500,000-1,599,999	2	0	N/A	5	0	N/A
1,600,000-1,699,999	3	0	N/A	3	3	0.0	1,600,000-1,699,999	0	0	0.0	3	0	N/A
1,700,000-1,799,999	2	0	N/A	3	0	N/A	1,700,000-1,799,999	0	0	0.0	3	0	N/A
1,800,000-1,899,999	2	2	0.0	2	2	0.0	1,800,000-1,899,999	1	0	N/A	1	2	-50.0
1,900,000-1,999,999	2	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	0	0	0.0	1	2	-50.0	2,250,000-2,499,999	0	0	0.0	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	1	-100.0	0	3	-100.0	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	3,000,000-3,249,999	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	0	0.0	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	194	279	-30.5	1014	1074	-5.6	Totals	180	134	34.3	889	786	13.1

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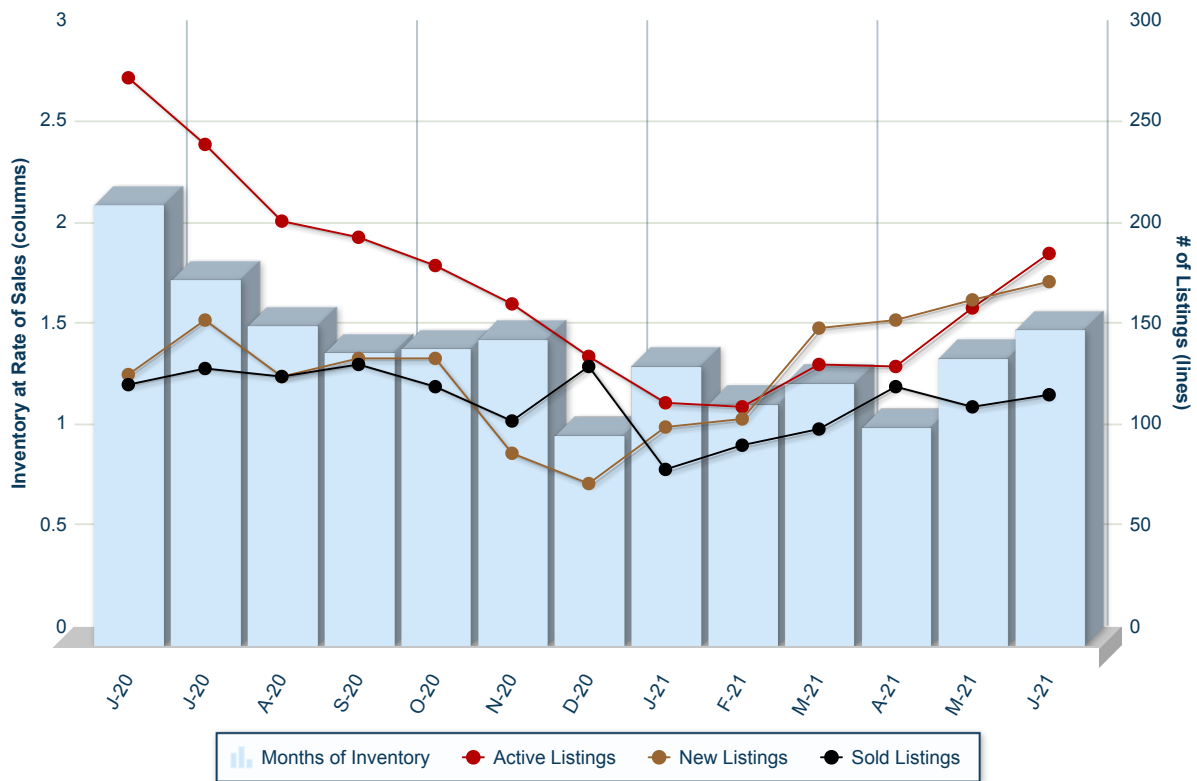
Josephine Co Year Over Year Comparison

Activity between 6/1/2021 and 6/30/2021

Residential																								
	Total Active			New Listings			Number Under Contract			Number Sold			Sold Volume			Average Sale Price			Median Sale Price			Percent of List		
City	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	37	+8	10	13	+30	12	11	-8	15	10	-33	4,512,044	3,676,100	-18	300,802	367,610	+22	264,900	360,950	+36	97	96	-1
Grants Pass	328	252	-23	112	148	+32	113	115	+1	95	105	+10	32,266,795	44,477,957	+37	339,650	423,599	+24	297,500	382,500	+28	98	100	+2
Kerby	2	3	+50	0	0	0	0	0	0	1	0	-	339,500	0	-	339,500	0	-	339,500	0	-	100	0	-
Merlin	10	13	+30	2	6	+200	3	8	+166	7	5	-28	2,989,500	2,656,250	-11	427,071	531,250	+24	430,000	406,250	-	99	100	+1
O'Brien	5	6	+20	0	1	+	2	1	-50	1	1	0	420,000	400,000	-4	420,000	400,000	-4	420,000	400,000	-	95	94	-1
Selma	8	13	+62	2	6	+200	5	4	-20	3	2	-33	864,000	820,000	-5	288,000	410,000	+42	289,000	410,000	+41	97	101	+4
Sunny Valley	0	1	+	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	4	5	+25	0	1	+	0	1	+	2	0	-	555,000	0	-	277,500	0	-	277,500	0	-	96	0	-
Wolf Creek	11	10	-9	5	4	-20	4	1	-75	4	0	-	985,000	0	-	246,250	0	-	252,500	0	-	95	0	-
Totals	402	340	-15	131	180	+37	139	141	+1	128	123	-4	42,931,839	52,030,307	+21	335,405	423,011	+26	297,750	385,000	+29	98	100	+2
Grand Totals	402	340	-15	131	180	+37	139	141	+1	128	123	-4	42,931,839	52,030,307	+21	335,405	423,011	+26	297,750	385,000	+29	98	100	+2

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Josephine Co Inventory June 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Jun - 2021	194	180	124	1.56
May - 2021	167	171	118	1.42
Apr - 2021	138	161	128	1.08
Mar - 2021	139	157	107	1.30
Feb - 2021	118	112	99	1.19
Jan - 2021	120	108	87	1.38
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

Keybox Activity Report



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

Keybox Accesses	Jun 20	Jun 21	Change
	8856	7149	-19.3%

