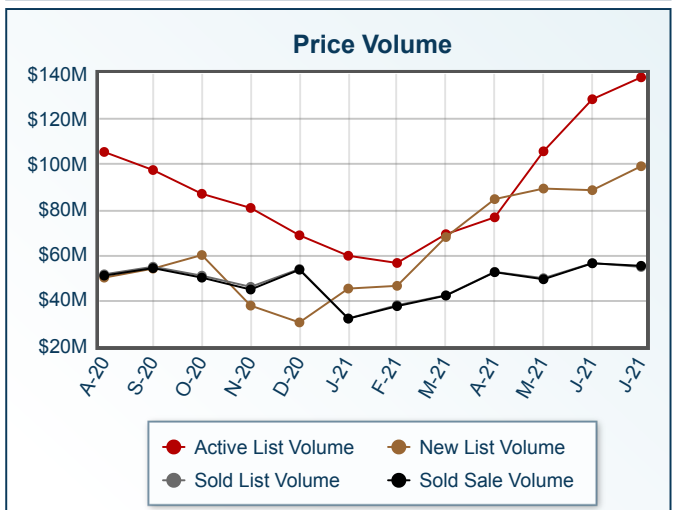
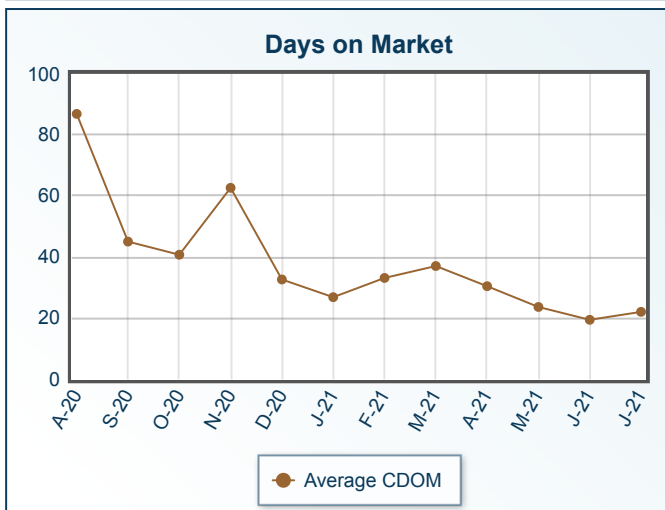
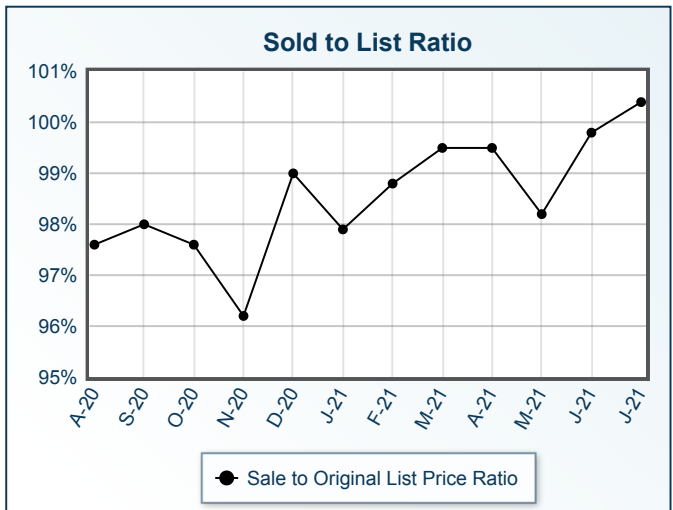
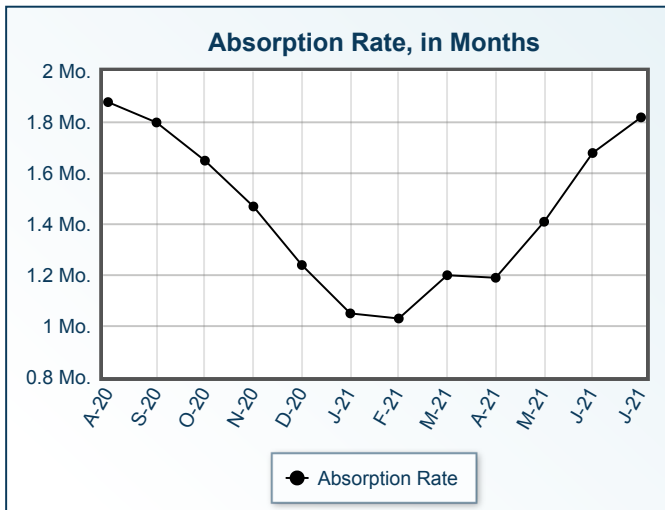
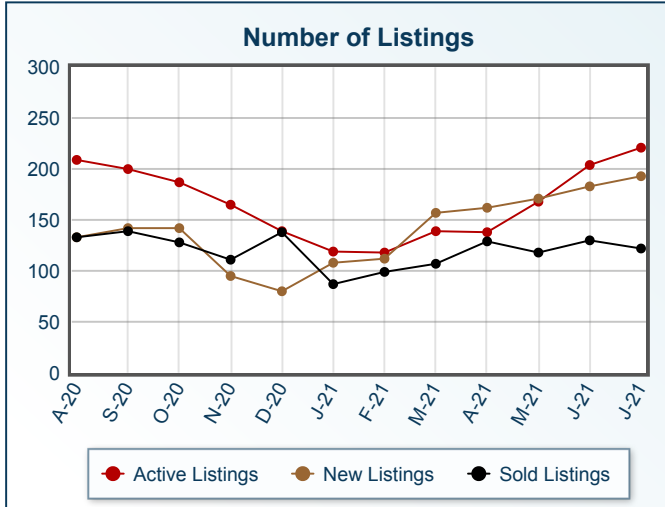


Market Summary

Josephine Co Residential, July 2021



Summary Statistics						
	Jul-21	Jul-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.82	2.2	-17.27	1.34	2.53	-47.04
Average List Price	\$626,593	\$488,663	28.23	\$481,958	\$410,913	17.29
Median List Price	\$536,000	\$409,000	31.05	\$399,900	\$335,000	19.37
Average Sale Price	\$453,919	\$349,078	30.03	\$411,383	\$339,776	21.07
Median Sale Price	\$416,000	\$324,000	28.40	\$369,450	\$299,700	23.27
Average CDOM	22	41	-46.34	27	N/A	N/A
Median CDOM	6	14	-57.14	7	26	-73.08

Sold Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	0	0.0	5	7
100,000-149,999	1	3	-66.7	9	23	-60.9
150,000-199,999	1	8	-87.5	26	57	-54.4
200,000-249,999	9	21	-57.1	51	114	-55.3
250,000-299,999	8	30	-73.3	113	157	-28.0
300,000-349,999	19	18	5.6	127	98	29.6
350,000-399,999	17	23	-26.1	131	86	52.3
400,000-449,999	12	10	20.0	87	51	70.6
450,000-499,999	17	10	70.0	72	35	105.7
500,000-549,999	11	5	120.0	37	30	23.3
550,000-599,999	8	2	300.0	37	16	131.3
600,000-649,999	5	3	66.7	24	10	140.0
650,000-699,999	3	2	50.0	10	6	66.7
700,000-749,999	2	1	100.0	18	4	350.0
750,000-799,999	3	0	N/A	10	4	150.0
800,000-849,999	1	0	N/A	10	1	900.0
850,000-899,999	2	0	N/A	6	4	50.0
900,000-949,999	1	0	N/A	2	1	100.0
950,000-999,999	1	0	N/A	7	2	250.0
1,000,000-1,099,999	0	0	0.0	4	2	100.0
1,100,000-1,199,999	0	0	0.0	3	1	200.0
1,200,000-1,299,999	0	0	0.0	2	1	100.0
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	1	-100.0	0	1	-100.0
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	122	137	-10.9	792	712	11.2

Pending Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	0	0.0	1	4
100,000-149,999	1	4	-75.0	5	23	-78.3
150,000-199,999	4	8	-50.0	32	55	-41.8
200,000-249,999	4	16	-75.0	49	123	-60.2
250,000-299,999	16	28	-42.9	117	170	-31.2
300,000-349,999	17	28	-39.3	139	121	14.9
350,000-399,999	26	21	23.8	141	110	28.2
400,000-449,999	14	15	-6.7	84	56	50.0
450,000-499,999	15	18	-16.7	90	67	34.3
500,000-549,999	5	8	-37.5	38	36	5.6
550,000-599,999	11	8	37.5	49	20	145.0
600,000-649,999	5	2	150.0	22	12	83.3
650,000-699,999	4	6	-33.3	23	15	53.3
700,000-749,999	2	1	100.0	9	4	125.0
750,000-799,999	2	1	100.0	20	2	900.0
800,000-849,999	0	0	0.0	6	4	50.0
850,000-899,999	2	2	0.0	11	6	83.3
900,000-949,999	1	0	N/A	4	1	300.0
950,000-999,999	1	0	N/A	10	2	400.0
1,000,000-1,099,999	0	1	-100.0	1	1	0.0
1,100,000-1,199,999	3	1	200.0	7	2	250.0
1,200,000-1,299,999	0	0	0.0	4	2	100.0
1,300,000-1,399,999	1	0	N/A	1	1	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	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	0	1	-100.0	0	1	-100.0
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	135	169	-20.1	865	839	3.1

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	2	6	-66.7	6	29	-79.3	100,000-149,999	0	3	-100.0	4	19	-78.9
150,000-199,999	8	18	-55.6	44	86	-48.8	150,000-199,999	5	9	-44.4	34	61	-44.3
200,000-249,999	9	22	-59.1	61	169	-63.9	200,000-249,999	8	19	-57.9	56	138	-59.4
250,000-299,999	9	20	-55.0	140	208	-32.7	250,000-299,999	17	29	-41.4	122	186	-34.4
300,000-349,999	13	32	-59.4	166	158	5.1	300,000-349,999	18	24	-25.0	142	132	7.6
350,000-399,999	32	22	45.5	190	153	24.2	350,000-399,999	38	22	72.7	183	115	59.1
400,000-449,999	13	25	-48.0	110	91	20.9	400,000-449,999	17	15	13.3	101	68	48.5
450,000-499,999	17	24	-29.2	123	100	23.0	450,000-499,999	21	13	61.5	112	72	55.6
500,000-549,999	11	12	-8.3	59	53	11.3	500,000-549,999	11	4	175.0	54	40	35.0
550,000-599,999	19	15	26.7	71	37	91.9	550,000-599,999	18	7	157.1	67	28	139.3
600,000-649,999	9	11	-18.2	35	29	20.7	600,000-649,999	8	2	300.0	32	19	68.4
650,000-699,999	18	4	350.0	47	30	56.7	650,000-699,999	7	6	16.7	44	25	76.0
700,000-749,999	3	4	-25.0	13	11	18.2	700,000-749,999	0	0	0.0	10	6	66.7
750,000-799,999	10	3	233.3	34	7	385.7	750,000-799,999	4	1	300.0	31	5	520.0
800,000-849,999	5	0	N/A	12	5	140.0	800,000-849,999	1	1	0.0	10	1	900.0
850,000-899,999	8	5	60.0	21	11	90.9	850,000-899,999	5	0	N/A	19	5	280.0
900,000-949,999	5	1	400.0	9	5	80.0	900,000-949,999	5	2	150.0	8	2	300.0
950,000-999,999	6	2	200.0	19	6	216.7	950,000-999,999	0	0	0.0	15	3	400.0
1,000,000-1,099,999	0	2	-100.0	1	5	-80.0	1,000,000-1,099,999	0	0	0.0	1	2	-50.0
1,100,000-1,199,999	5	7	-28.6	15	8	87.5	1,100,000-1,199,999	4	1	300.0	10	5	100.0
1,200,000-1,299,999	1	4	-75.0	6	8	-25.0	1,200,000-1,299,999	0	1	-100.0	5	5	0.0
1,300,000-1,399,999	3	0	N/A	4	2	100.0	1,300,000-1,399,999	1	0	N/A	4	1	300.0
1,400,000-1,499,999	5	2	150.0	6	3	100.0	1,400,000-1,499,999	2	1	100.0	5	1	400.0
1,500,000-1,599,999	3	3	0.0	6	3	100.0	1,500,000-1,599,999	2	1	100.0	5	1	400.0
1,600,000-1,699,999	1	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	3	0	N/A	4	0	N/A	1,700,000-1,799,999	0	0	0.0	4	0	N/A
1,800,000-1,899,999	2	1	100.0	2	2	0.0	1,800,000-1,899,999	0	0	0.0	1	2	-50.0
1,900,000-1,999,999	1	0	N/A	1	0	N/A	1,900,000-1,999,999	0	0	0.0	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	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	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	1	1	0.0	3,500,000-3,749,999	1	0	N/A	1	0	N/A
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	221	247	-10.5	1211	1235	-1.9	Totals	193	161	19.9	1086	947	14.7

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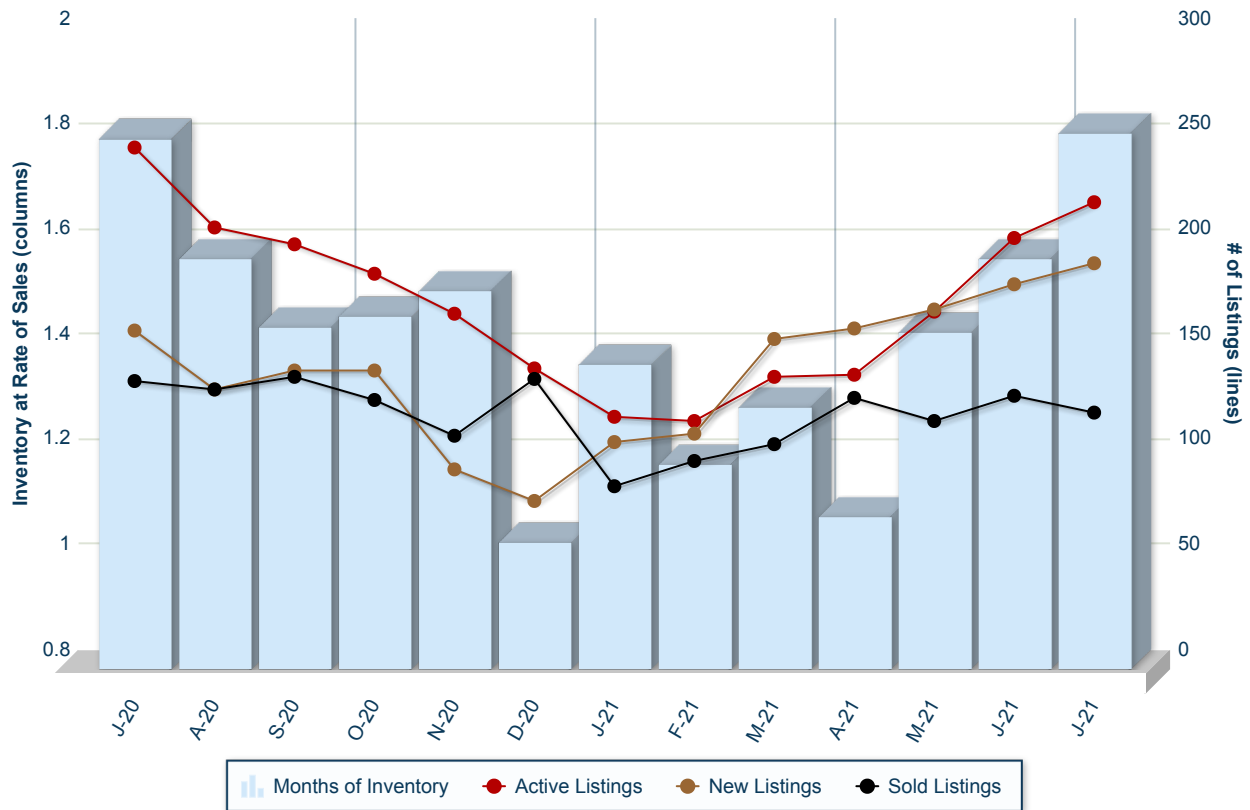
Josephine Co Year Over Year Comparison

Activity between 7/1/2021 and 7/31/2021

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	33	42	+27	12	17	+41	9	6	-33	9	14	+55	3,299,650	5,342,426	+61	366,627	381,601	+4	385,000	352,450	-	99	100	+1
Grants Pass	330	304	-7	137	163	+18	141	120	-14	116	99	-14	41,086,390	45,309,083	+10	354,193	457,667	+29	323,250	420,000	+29	97	100	+3
Kerby	2	3	+50	0	1	+	0	1	+	0	1	+	0	375,000	+	0	375,000	+	0	375,000	+	0	94	+
Merlin	11	6	-45	5	2	-60	6	0	-	2	5	+150	864,800	3,588,500	+314	432,400	717,700	+65	432,400	799,900	+84	99	102	+3
O'Brien	5	7	+40	2	1	-50	2	0	-	2	1	-50	760,000	349,000	-54	380,000	349,000	-8	380,000	349,000	-	100	100	0
Selma	7	13	+85	4	5	+25	3	2	-33	3	1	-66	871,900	450,000	-48	290,633	450,000	+54	284,900	450,000	+57	99	112	+13
Sunny Valley	0	1	+	0	0	0	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	3	4	+33	0	1	+	2	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wolf Creek	7	11	+57	1	3	+200	2	3	+50	3	1	-66	679,000	499,000	-26	226,333	499,000	+120	220,000	499,000	+126	101	106	+4
Totals	398	391	-2	161	193	+20	165	133	-19	135	122	-10	47,561,740	55,913,009	+18	352,309	458,303	+30	324,000	420,000	+30	98	101	+3
Grand Totals	398	391	-2	161	193	+20	165	133	-19	135	122	-10	47,561,740	55,913,009	+18	352,309	458,303	+30	324,000	420,000	+30	98	101	+3

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Josephine Co Inventory, July 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Jul - 2021	222	193	122	1.82
Jun - 2021	205	183	130	1.58
May - 2021	170	171	118	1.44
Apr - 2021	140	162	129	1.09
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

Keybox Activity Report



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

Keybox Accesses	Jul 20	Jul 21	Change
	9558	7488	-21.7%

