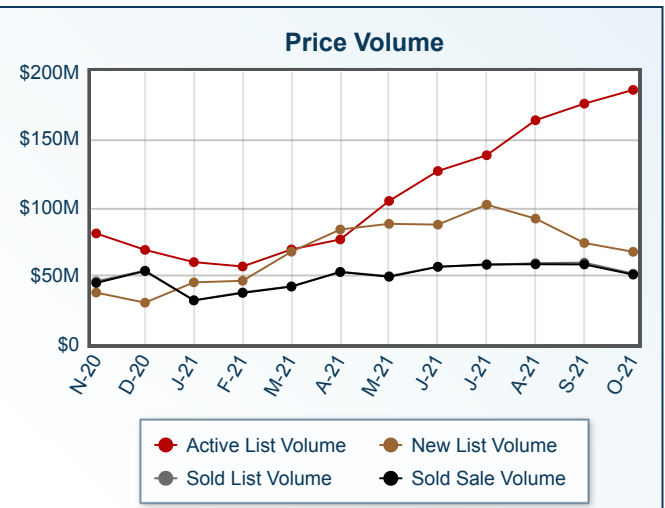
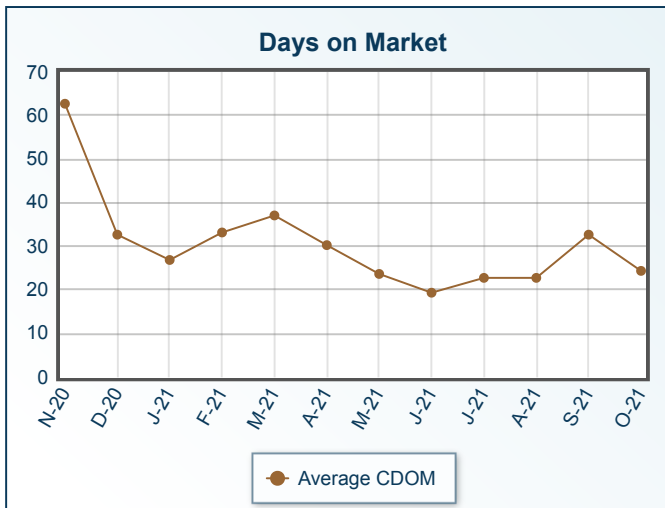
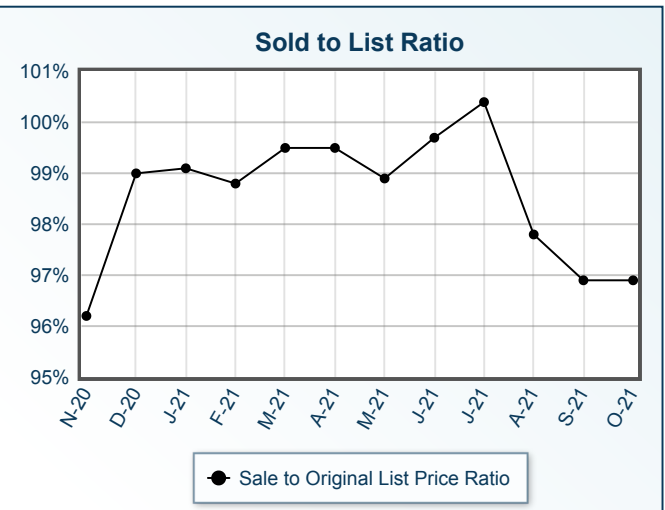
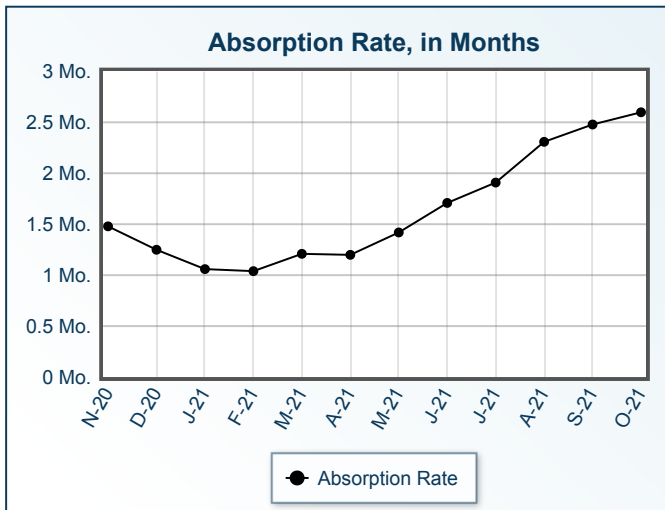
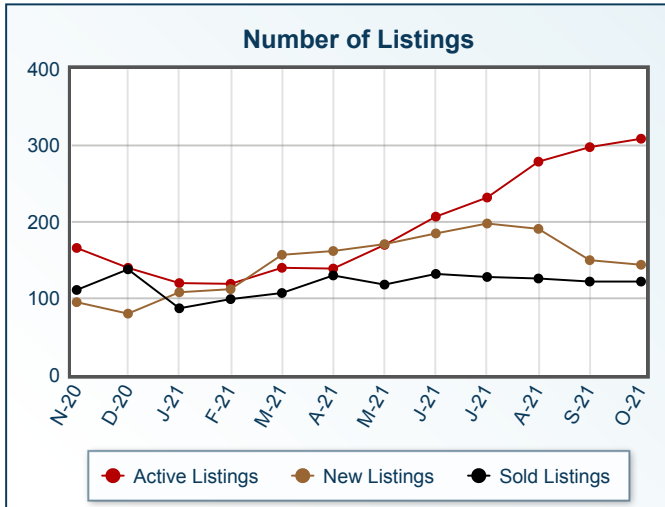


Market Summary

Josephine Co Residential, October 2021



Summary Statistics						
	Oct-21	Oct-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	2.6	1.65	57.58	1.69	2.3	-26.52
Average List Price	\$604,329	\$464,653	30.06	\$480,339	\$406,585	18.14
Median List Price	\$497,999	\$379,900	31.09	\$405,000	\$341,000	18.77
Average Sale Price	\$418,551	\$391,873	6.81	\$425,163	\$357,473	18.94
Median Sale Price	\$379,750	\$364,500	4.18	\$376,500	\$322,900	16.60
Average CDOM	24	40	-40.00	27	N/A	N/A
Median CDOM	11	11	0.00	8	21	-61.90

	Sold Listings			Year to Date		
	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
0-99,999	0	2	-100.0	6	9	-33.3
100,000-149,999	1	2	-50.0	13	29	-55.2
150,000-199,999	3	4	-25.0	34	70	-51.4
200,000-249,999	5	11	-54.5	66	148	-55.4
250,000-299,999	14	20	-30.0	142	223	-36.3
300,000-349,999	18	23	-21.7	184	174	5.7
350,000-399,999	28	13	115.4	216	135	60.0
400,000-449,999	14	12	16.7	117	94	24.5
450,000-499,999	13	17	-23.5	110	76	44.7
500,000-549,999	7	6	16.7	61	49	24.5
550,000-599,999	9	7	28.6	58	34	70.6
600,000-649,999	0	3	-100.0	39	20	95.0
650,000-699,999	3	1	200.0	22	13	69.2
700,000-749,999	2	4	-50.0	28	9	211.1
750,000-799,999	1	1	0.0	20	6	233.3
800,000-849,999	0	0	0.0	14	1	1300.0
850,000-899,999	1	0	N/A	8	6	33.3
900,000-949,999	1	0	N/A	5	3	66.7
950,000-999,999	0	0	0.0	9	2	350.0
1,000,000-1,099,999	0	0	0.0	4	3	33.3
1,100,000-1,199,999	2	2	0.0	9	4	125.0
1,200,000-1,299,999	0	0	0.0	2	1	100.0
1,300,000-1,399,999	0	0	0.0	2	0	N/A
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	1	0	N/A
1,600,000-1,699,999	0	0	0.0	0	2	-100.0
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
1,900,000-1,999,999	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	128	-4.7	1171	1112	5.3

	Pending Listings			Year to Date		
	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
0-99,999	0	0	0.0	2	8	-75.0
100,000-149,999	0	2	-100.0	8	28	-71.4
150,000-199,999	1	6	-83.3	38	73	-47.9
200,000-249,999	4	19	-78.9	66	169	-60.9
250,000-299,999	19	16	18.8	152	238	-36.1
300,000-349,999	17	19	-10.5	185	180	2.8
350,000-399,999	22	24	-8.3	215	165	30.3
400,000-449,999	12	11	9.1	122	92	32.6
450,000-499,999	14	10	40.0	132	98	34.7
500,000-549,999	6	3	100.0	62	51	21.6
550,000-599,999	15	4	275.0	76	38	100.0
600,000-649,999	2	4	-50.0	28	19	47.4
650,000-699,999	4	2	100.0	31	21	47.6
700,000-749,999	0	1	-100.0	15	7	114.3
750,000-799,999	2	2	0.0	26	6	333.3
800,000-849,999	0	1	-100.0	9	7	28.6
850,000-899,999	0	2	-100.0	12	9	33.3
900,000-949,999	0	0	0.0	7	2	250.0
950,000-999,999	1	1	0.0	11	3	266.7
1,000,000-1,099,999	1	0	N/A	3	2	50.0
1,100,000-1,199,999	0	1	-100.0	9	4	125.0
1,200,000-1,299,999	0	1	-100.0	4	5	-20.0
1,300,000-1,399,999	0	0	0.0	1	1	0.0
1,400,000-1,499,999	2	0	N/A	2	0	N/A
1,500,000-1,599,999	0	0	0.0	1	0	N/A
1,600,000-1,699,999	0	0	0.0	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	0	0.0	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	2	-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	129	-5.4	1219	1229	-0.8

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	0	0.0	2	8		-75.0	0-99,999	0	0	0.0	2
100,000-149,999	1	6	-83.3	9	34	-73.5	100,000-149,999	1	2	-50.0	7	24	-70.8
150,000-199,999	9	10	-10.0	55	104	-47.1	150,000-199,999	2	4	-50.0	45	79	-43.0
200,000-249,999	7	13	-46.2	75	208	-63.9	200,000-249,999	3	12	-75.0	70	177	-60.5
250,000-299,999	19	22	-13.6	187	275	-32.0	250,000-299,999	16	16	0.0	169	253	-33.2
300,000-349,999	28	30	-6.7	227	237	-4.2	300,000-349,999	18	26	-30.8	203	211	-3.8
350,000-399,999	41	29	41.4	283	218	29.8	350,000-399,999	24	28	-14.3	275	179	53.6
400,000-449,999	29	13	123.1	170	121	40.5	400,000-449,999	18	9	100.0	161	98	64.3
450,000-499,999	32	14	128.6	178	138	29.0	450,000-499,999	17	15	13.3	167	110	51.8
500,000-549,999	15	6	150.0	89	75	18.7	500,000-549,999	10	9	11.1	84	62	35.5
550,000-599,999	25	7	257.1	103	57	80.7	550,000-599,999	10	9	11.1	99	48	106.3
600,000-649,999	11	5	120.0	49	33	48.5	600,000-649,999	3	1	200.0	46	24	91.7
650,000-699,999	15	7	114.3	61	36	69.4	650,000-699,999	6	2	200.0	58	31	87.1
700,000-749,999	6	4	50.0	26	14	85.7	700,000-749,999	3	0	N/A	23	9	155.6
750,000-799,999	13	2	550.0	45	10	350.0	750,000-799,999	3	1	200.0	42	8	425.0
800,000-849,999	8	2	300.0	20	8	150.0	800,000-849,999	2	1	100.0	18	4	350.0
850,000-899,999	8	4	100.0	23	13	76.9	850,000-899,999	1	1	0.0	21	7	200.0
900,000-949,999	5	2	150.0	12	6	100.0	900,000-949,999	0	0	0.0	11	3	266.7
950,000-999,999	7	1	600.0	24	8	200.0	950,000-999,999	4	2	100.0	20	5	300.0
1,000,000-1,099,999	3	0	N/A	6	5	20.0	1,000,000-1,099,999	2	0	N/A	6	2	200.0
1,100,000-1,199,999	1	3	-66.7	13	11	18.2	1,100,000-1,199,999	0	3	-100.0	8	8	0.0
1,200,000-1,299,999	8	1	700.0	13	10	30.0	1,200,000-1,299,999	0	0	0.0	12	7	71.4
1,300,000-1,399,999	1	0	N/A	3	2	50.0	1,300,000-1,399,999	1	0	N/A	3	1	200.0
1,400,000-1,499,999	4	1	300.0	9	3	200.0	1,400,000-1,499,999	0	0	0.0	8	1	700.0
1,500,000-1,599,999	4	3	33.3	8	3	166.7	1,500,000-1,599,999	0	0	0.0	7	1	600.0
1,600,000-1,699,999	3	0	N/A	5	4	25.0	1,600,000-1,699,999	0	0	0.0	5	1	400.0
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	1	2	-50.0	2	3	-33.3	1,800,000-1,899,999	0	1	-100.0	1	3	-66.7
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	1	0	N/A	2	2	0.0	2,250,000-2,499,999	0	0	0.0	2	1	100.0
2,500,000-2,749,999	1	0	N/A	1	0	N/A	2,500,000-2,749,999	0	0	0.0	1	0	N/A
2,750,000-2,999,999	0	0	0.0	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	1	0	N/A	1	1	0.0	3,500,000-3,749,999	0	0	0.0	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	309	187	65.2	1704	1652	3.1	Totals	144	142	1.4	1578	1364	15.7

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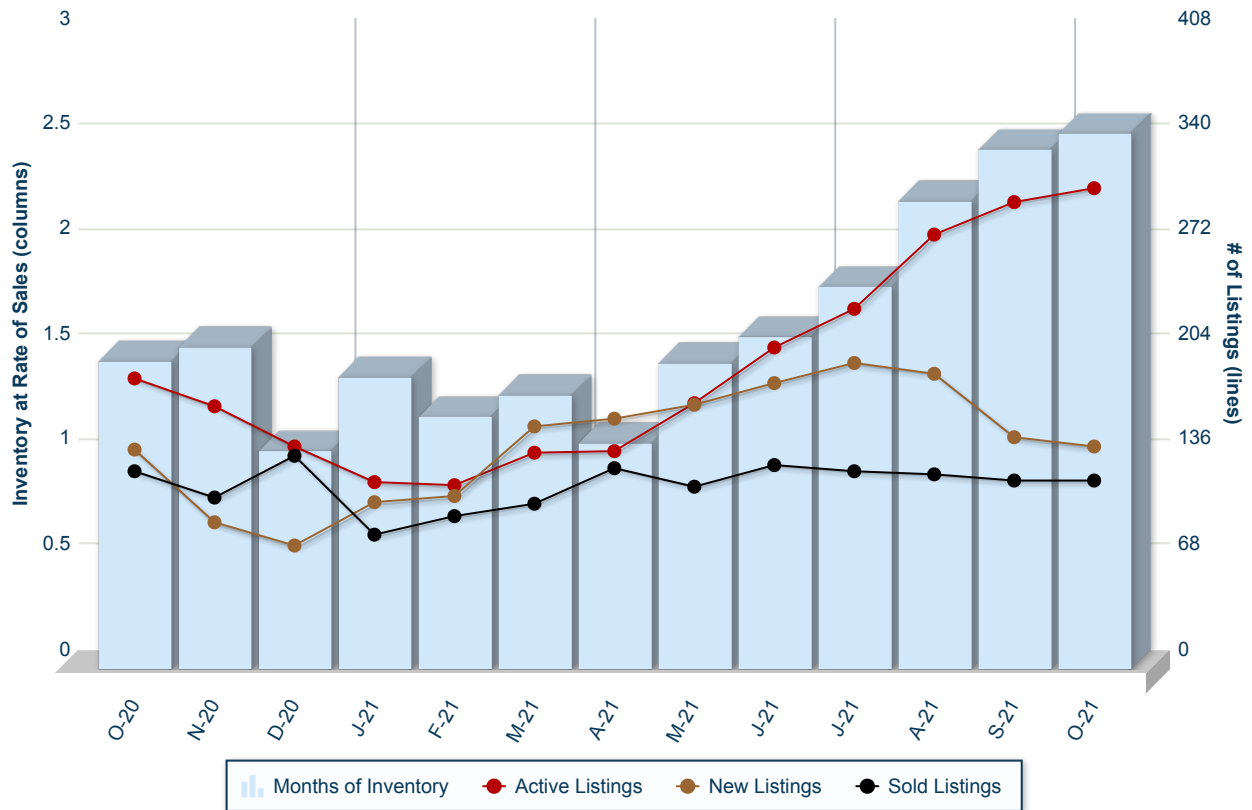
Josephine Co Year Over Year Comparison

Activity between 10/1/2021 and 10/31/2021

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	35	48	+37	12	11	-8	14	2	-85	7	8	+14	1,749,500	2,728,000	+55	249,928	341,000	+36	220,000	354,500	+61	96	98	+2
Grants Pass	264	333	+26	116	118	+1	103	117	+13	108	106	-1	42,907,877	45,623,700	+6	397,295	430,412	+8	373,999	385,000	+2	98	98	0
Kerby	1	4	+300	0	1	+	0	0	0	0	1	+	0	127,500	+	0	127,500	+	0	127,500	+	0	98	+
Merlin	8	15	+87	3	5	+66	4	2	-50	4	1	-75	1,971,400	520,000	-73	492,850	520,000	+5	465,750	520,000	+11	99	100	+1
O'Brien	2	4	+100	1	1	0	0	0	0	3	1	-66	799,000	375,000	-53	266,333	375,000	+40	324,000	375,000	+15	96	100	+4
Selma	7	20	+185	3	5	+66	1	1	0	1	2	+100	457,000	785,000	+71	457,000	392,500	-14	457,000	392,500	-	95	96	+1
Sunny Valley	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	2	8	+300	1	3	+200	1	0	-	0	1	+	0	252,000	+	0	252,000	+	0	252,000	+	0	100	+
Wolf Creek	6	8	+33	3	1	-66	2	2	0	1	3	+200	300,000	970,000	+223	300,000	323,333	+7	300,000	300,000	0	94	100	+6
Totals	325	441	+36	139	145	+4	125	124	-1	124	123	-1	48,184,777	51,381,200	+7	388,587	417,733	+8	355,500	380,000	+7	98	99	1
Grand Totals	325	441	+36	139	145	+4	125	124	-1	124	123	-1	48,184,777	51,381,200	+7	388,587	417,733	+8	355,500	380,000	+7	98	99	+1

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Josephine Co Inventory October 2020 - 21



	Active Listings	New Listings	Sold Listings	Months Inventory
Oct - 2021	311	144	122	2.55
Sep - 2021	302	150	122	2.48
Aug - 2021	281	191	126	2.23
Jul - 2021	233	198	128	1.82
Jun - 2021	208	185	132	1.58
May - 2021	172	171	118	1.46
Apr - 2021	141	162	130	1.08
Mar - 2021	140	157	107	1.31
Feb - 2021	119	112	99	1.20
Jan - 2021	121	108	87	1.39
Dec - 2020	144	80	138	1.04
Nov - 2020	170	95	111	1.53
Oct - 2020	188	142	128	1.47

Keybox Activity Report



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

Keybox Accesses	Oct 20	Oct 21	Change
	7568	7771	2.7%

