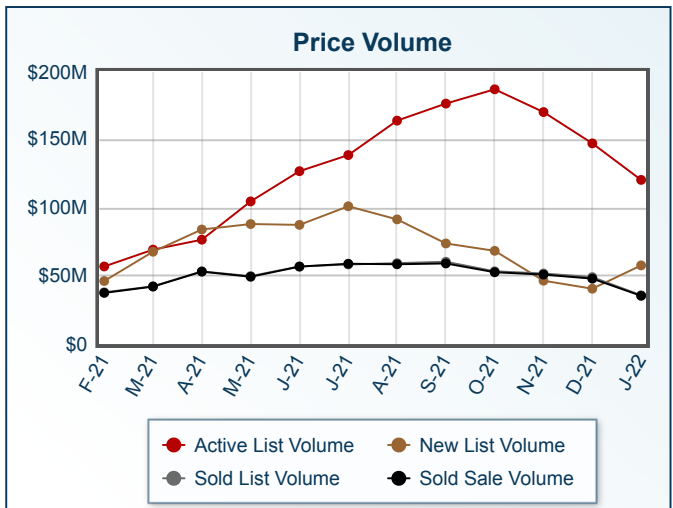
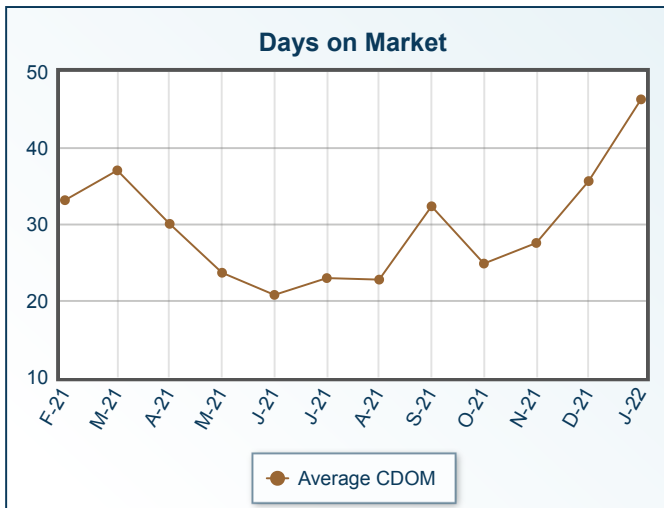
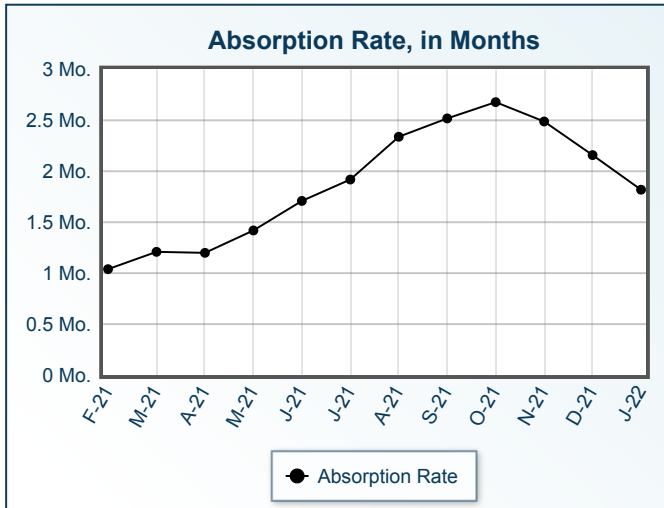
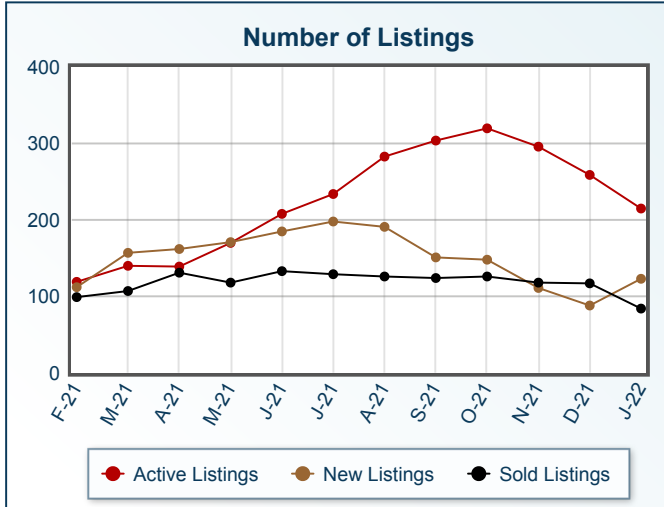


Market Summary

Josephine Co Residential, January 2022



Summary Statistics						
	Jan-22	Jan-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	1.82	1.06	71.70	1.82	1.06	71.70
Average List Price	\$561,003	\$501,678	11.83	\$532,648	\$458,114	16.27
Median List Price	\$450,000	\$389,750	15.46	\$430,000	\$352,500	21.99
Average Sale Price	\$422,049	\$368,937	14.40	\$422,049	\$368,937	14.40
Median Sale Price	\$387,950	\$349,000	11.16	\$387,950	\$349,000	11.16
Average CDOM	46	26	76.92	46	26	76.92
Median CDOM	23	7	228.57	23	7	228.57

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	1	4	-75.0	1	4
100,000-149,999	1	3	-66.7	1	3	-66.7
150,000-199,999	1	2	-50.0	1	2	-50.0
200,000-249,999	3	8	-62.5	3	8	-62.5
250,000-299,999	6	12	-50.0	6	12	-50.0
300,000-349,999	14	15	-6.7	14	15	-6.7
350,000-399,999	21	14	50.0	21	14	50.0
400,000-449,999	8	7	14.3	8	7	14.3
450,000-499,999	9	7	28.6	9	7	28.6
500,000-549,999	7	3	133.3	7	3	133.3
550,000-599,999	5	4	25.0	5	4	25.0
600,000-649,999	3	1	200.0	3	1	200.0
650,000-699,999	0	2	-100.0	0	2	-100.0
700,000-749,999	1	3	-66.7	1	3	-66.7
750,000-799,999	2	1	100.0	2	1	100.0
800,000-849,999	1	0	N/A	1	0	N/A
850,000-899,999	0	0	0.0	0	0	0.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	1	-100.0	0	1	-100.0
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	0	0	0.0	0	0	0.0
1,200,000-1,299,999	1	0	N/A	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	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
3,500,000-3,749,999	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	84	87	-3.4	84	87	-3.4

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	0	0
100,000-149,999	0	1	-100.0	0	1	-100.0
150,000-199,999	3	4	-25.0	3	4	-25.0
200,000-249,999	10	5	100.0	10	5	100.0
250,000-299,999	4	21	-81.0	4	21	-81.0
300,000-349,999	15	28	-46.4	15	28	-46.4
350,000-399,999	26	9	188.9	26	9	188.9
400,000-449,999	13	11	18.2	13	11	18.2
450,000-499,999	10	8	25.0	10	8	25.0
500,000-549,999	6	3	100.0	6	3	100.0
550,000-599,999	9	5	80.0	9	5	80.0
600,000-649,999	5	1	400.0	5	1	400.0
650,000-699,999	6	2	200.0	6	2	200.0
700,000-749,999	2	1	100.0	2	1	100.0
750,000-799,999	3	2	50.0	3	2	50.0
800,000-849,999	3	0	N/A	3	0	N/A
850,000-899,999	2	1	100.0	2	1	100.0
900,000-949,999	1	0	N/A	1	0	N/A
950,000-999,999	1	2	-50.0	1	2	-50.0
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	0	1	-100.0	0	1	-100.0
1,200,000-1,299,999	1	0	N/A	1	0	N/A
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	1	0	N/A	1	0	N/A
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	1	0	N/A	1	0	N/A
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	1	0	N/A	1	0	N/A
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
3,250,000-3,499,999	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	123	105	17.1	123	105	17.1

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg		2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	0	0		0.0	0-99,999	0	0	0.0	0
100,000-149,999	1	1	0.0	2	3	-33.3	100,000-149,999	1	1	0.0	1	1	0.0
150,000-199,999	8	10	-20.0	10	15	-33.3	150,000-199,999	2	5	-60.0	2	5	-60.0
200,000-249,999	9	7	28.6	16	13	23.1	200,000-249,999	7	8	-12.5	7	8	-12.5
250,000-299,999	16	19	-15.8	22	37	-40.5	250,000-299,999	6	19	-68.4	6	19	-68.4
300,000-349,999	17	17	0.0	40	47	-14.9	300,000-349,999	22	23	-4.3	22	23	-4.3
350,000-399,999	41	12	241.7	74	25	196.0	350,000-399,999	29	17	70.6	29	17	70.6
400,000-449,999	14	4	250.0	28	18	55.6	400,000-449,999	11	9	22.2	11	9	22.2
450,000-499,999	18	13	38.5	35	19	84.2	450,000-499,999	12	8	50.0	12	8	50.0
500,000-549,999	5	4	25.0	11	6	83.3	500,000-549,999	6	1	500.0	6	1	500.0
550,000-599,999	19	5	280.0	25	10	150.0	550,000-599,999	4	6	-33.3	4	6	-33.3
600,000-649,999	8	1	700.0	14	3	366.7	600,000-649,999	5	0	N/A	5	0	N/A
650,000-699,999	12	2	500.0	19	4	375.0	650,000-699,999	8	1	700.0	8	1	700.0
700,000-749,999	2	2	0.0	5	3	66.7	700,000-749,999	2	0	N/A	2	0	N/A
750,000-799,999	4	4	0.0	5	5	0.0	750,000-799,999	1	2	-50.0	1	2	-50.0
800,000-849,999	9	2	350.0	12	3	300.0	800,000-849,999	2	1	100.0	2	1	100.0
850,000-899,999	8	1	700.0	9	2	350.0	850,000-899,999	2	0	N/A	2	0	N/A
900,000-949,999	3	1	200.0	3	1	200.0	900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	5	6	-16.7	6	6	0.0	950,000-999,999	0	2	-100.0	0	2	-100.0
1,000,000-1,099,999	2	0	N/A	2	0	N/A	1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	2	4	-50.0	2	7	-71.4	1,100,000-1,199,999	0	2	-100.0	0	2	-100.0
1,200,000-1,299,999	1	1	0.0	3	2	50.0	1,200,000-1,299,999	1	1	0.0	1	1	0.0
1,300,000-1,399,999	3	0	N/A	3	0	N/A	1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	2	1	100.0	3	1	200.0	1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	2	1	100.0	2	2	0.0	1,500,000-1,599,999	0	1	-100.0	0	1	-100.0
1,600,000-1,699,999	2	1	100.0	2	1	100.0	1,600,000-1,699,999	1	1	0.0	1	1	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	0	0	0.0
1,800,000-1,899,999	1	1	0.0	1	1	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	1	0	N/A	3	0	N/A	2,500,000-2,749,999	1	0	N/A	1	0	N/A
2,750,000-2,999,999	0	0	0.0	0	0	0.0	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	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	215	120	79.2	357	234	52.6	Totals	123	108	13.9	123	108	13.9

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Josephine Co Year Over Year Comparison

Activity between 1/1/2022 and 1/31/2022

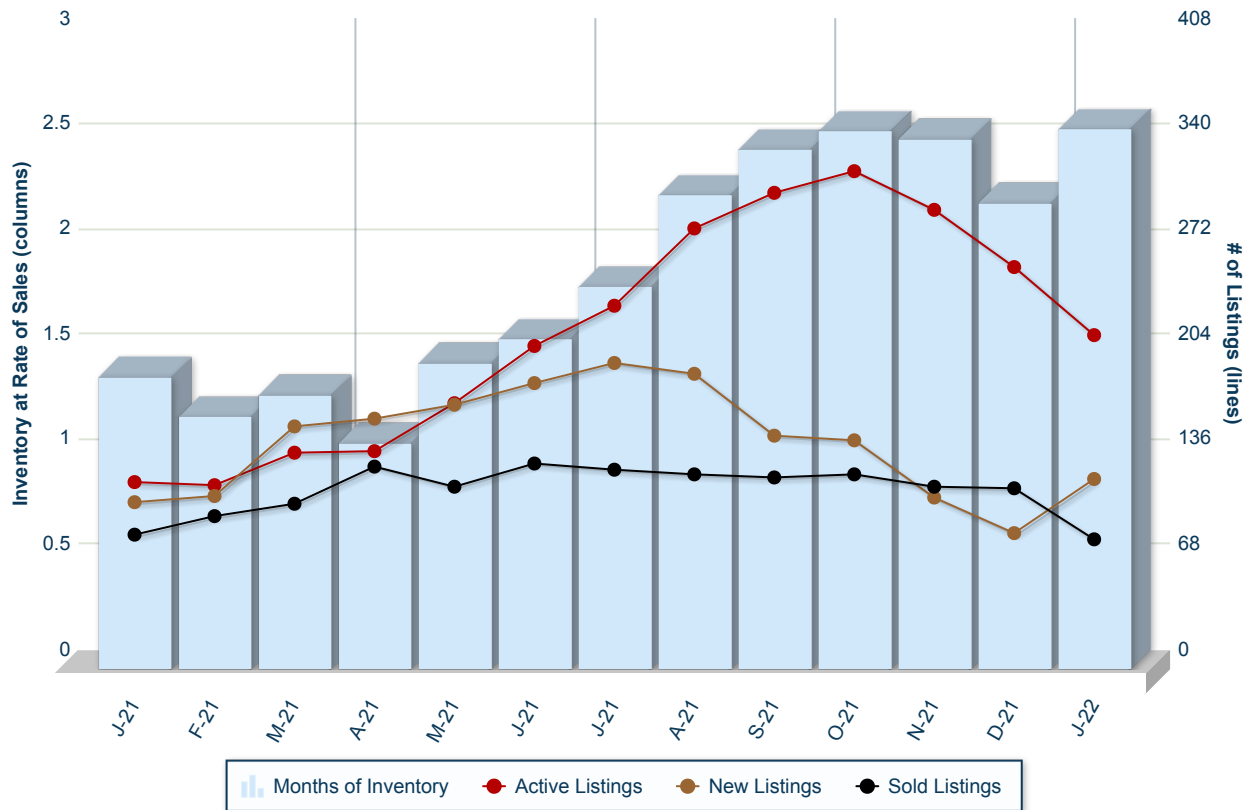
Residential

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	15	61	+306	5	14	+180	7	10	+42	5	4	-20	989,750	1,056,000	+6	197,950	264,000	+33	226,000	315,500	+39	99	96	-3
Grants Pass	197	239	+21	98	93	-5	92	100	+8	74	73	-1	27,900,622	31,171,539	+11	377,035	427,007	+13	353,250	389,000	+10	99	99	0
Kerby	3	5	+66	0	1	+	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	7	12	+71	3	1	-66	2	2	0	2	2	0	557,500	1,157,000	+107	278,750	578,500	+107	278,750	578,500	+107	102	98	-3
O'Brien	1	3	+200	0	0	0	0	0	0	3	1	-66	549,000	555,000	+1	183,000	555,000	+203	51,000	555,000	+988	98	93	-5
Selma	6	16	+166	1	5	+400	2	5	+150	2	1	-50	1,198,000	395,000	-67	599,000	395,000	-34	599,000	395,000	-	114	98	-14
Sunny Valley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	4	7	+75	1	3	+200	2	3	+50	1	0	-	630,000	0	-	630,000	0	-	630,000	0	-	94	0	-
Wolf Creek	1	7	+600	0	2	+	1	0	-	1	2	+100	229,900	575,000	+150	229,900	287,500	+25	229,900	287,500	+25	100	92	-8
Totals	234	350	+50	108	119	+10	106	121	+14	88	83	-6	32,054,772	34,909,539	+9	364,259	420,597	+15	347,625	386,900	+11	100	99	-1

Grand Totals	234	350	+50	108	119	+10	106	121	+14	88	83	-6	32,054,772	34,909,539	+9	364,259	420,597	+15	347,625	386,900	+11	100	99	-1
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Josephine Co Inventory for 01/1/2021 - 01/31/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Jan - 2022	216	123	84	2.57
Dec - 2021	260	88	117	2.22
Nov - 2021	297	111	118	2.52
Oct - 2021	322	148	126	2.56
Sep - 2021	308	151	124	2.48
Aug - 2021	285	191	126	2.26
Jul - 2021	235	198	129	1.82
Jun - 2021	209	185	133	1.57
May - 2021	172	171	118	1.46
Apr - 2021	141	162	131	1.08
Mar - 2021	140	157	107	1.31
Feb - 2021	119	112	99	1.20
Jan - 2021	121	108	87	1.39

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Keybox Activity Report



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

Keybox Accesses	Dec 20	Dec 21	Change
	5155	6121	18.7%

