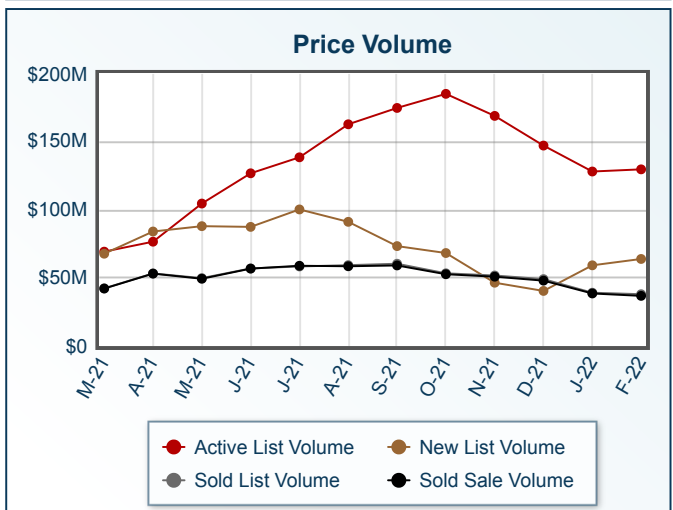
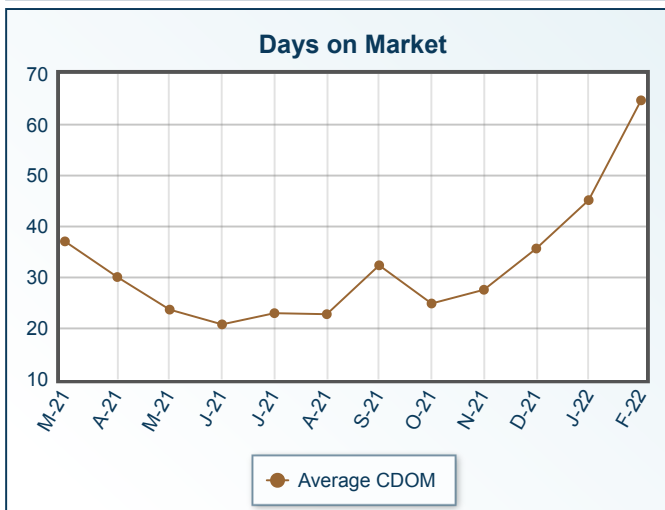
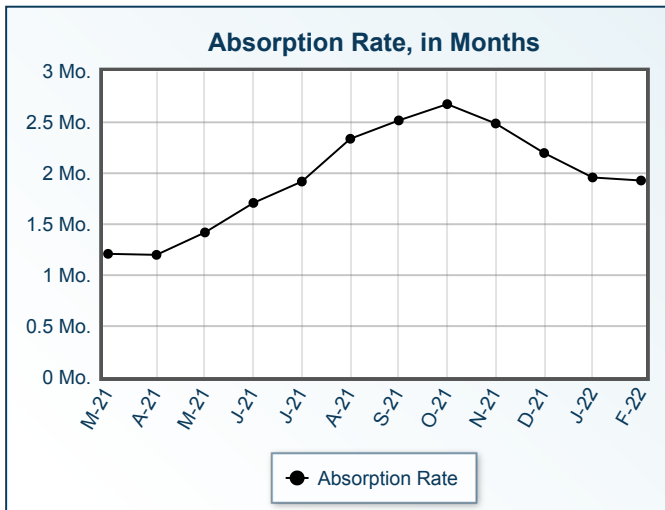
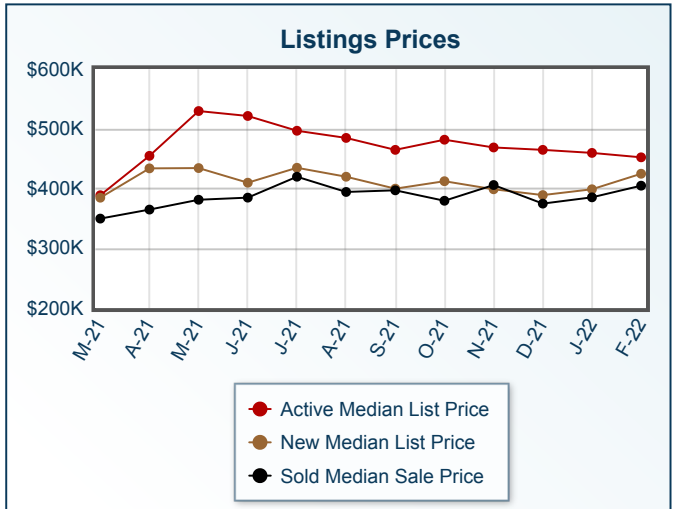
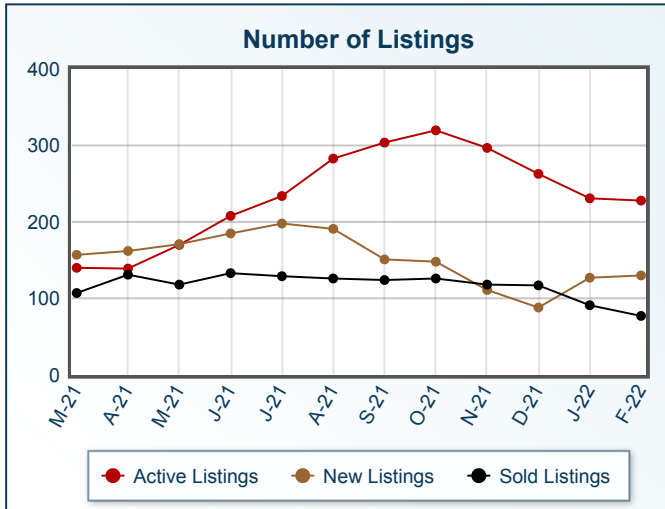


# Market Summary

Josephine Co Residential, February 2022



Summary Statistics						
	Feb-22	Feb-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	1.93	1.04	85.58	1.94	1.05	84.76
Average List Price	\$569,503	\$479,108	18.87	\$515,756	\$443,672	16.25
Median List Price	\$452,500	\$365,000	23.97	\$425,000	\$366,500	15.96
Average Sale Price	\$478,969	\$379,699	26.14	\$449,561	\$374,666	19.99
Median Sale Price	\$405,000	\$344,900	17.43	\$390,000	\$345,500	12.88
Average CDOM	64	33	93.94	54	30	80.00
Median CDOM	38	10	280.00	30	8	275.00

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	1	4
100,000-149,999	0	0	0.0	1	3	-66.7
150,000-199,999	2	6	-66.7	3	8	-62.5
200,000-249,999	5	9	-44.4	8	17	-52.9
250,000-299,999	5	20	-75.0	12	32	-62.5
300,000-349,999	10	18	-44.4	26	33	-21.2
350,000-399,999	14	12	16.7	37	26	42.3
400,000-449,999	11	15	-26.7	19	22	-13.6
450,000-499,999	6	5	20.0	15	12	25.0
500,000-549,999	6	0	N/A	13	3	333.3
550,000-599,999	3	3	0.0	8	7	14.3
600,000-649,999	2	2	0.0	5	3	66.7
650,000-699,999	2	2	0.0	3	4	-25.0
700,000-749,999	1	2	-50.0	2	5	-60.0
750,000-799,999	3	2	50.0	5	3	66.7
800,000-849,999	3	2	50.0	4	2	100.0
850,000-899,999	0	1	-100.0	0	1	-100.0
900,000-949,999	0	0	0.0	1	0	N/A
950,000-999,999	1	0	N/A	1	1	0.0
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	1	0	N/A	1	0	N/A
1,200,000-1,299,999	0	0	0.0	1	0	N/A
1,300,000-1,399,999	1	0	N/A	1	0	N/A
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	1	0	N/A	1	0	N/A
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	77	99	-22.2	168	186	-9.7

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	0	0
100,000-149,999	1	1	0.0	1	2	-50.0
150,000-199,999	0	3	-100.0	2	7	-71.4
200,000-249,999	3	5	-40.0	12	10	20.0
250,000-299,999	13	17	-23.5	17	38	-55.3
300,000-349,999	20	22	-9.1	34	50	-32.0
350,000-399,999	24	20	20.0	49	29	69.0
400,000-449,999	10	6	66.7	22	17	29.4
450,000-499,999	12	7	71.4	21	15	40.0
500,000-549,999	4	2	100.0	9	5	80.0
550,000-599,999	12	4	200.0	20	9	122.2
600,000-649,999	5	2	150.0	10	3	233.3
650,000-699,999	4	2	100.0	11	4	175.0
700,000-749,999	1	1	0.0	3	2	50.0
750,000-799,999	2	1	100.0	4	3	33.3
800,000-849,999	5	2	150.0	7	2	250.0
850,000-899,999	1	1	0.0	3	2	50.0
900,000-949,999	1	0	N/A	2	0	N/A
950,000-999,999	0	0	0.0	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	0	0.0	0	1	-100.0
1,200,000-1,299,999	0	2	-100.0	1	2	-50.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	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	0	0	0.0	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	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	118	98	20.4	231	203	13.8

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	2	2	0.0	3	4	-25.0	100,000-149,999	0	1	-100.0	2	2	0.0
150,000-199,999	8	11	-27.3	12	19	-36.8	150,000-199,999	1	4	-75.0	3	9	-66.7
200,000-249,999	7	7	0.0	21	16	31.3	200,000-249,999	5	3	66.7	12	11	9.1
250,000-299,999	18	15	20.0	36	51	-29.4	250,000-299,999	11	14	-21.4	19	33	-42.4
300,000-349,999	21	19	10.5	57	70	-18.6	300,000-349,999	16	23	-30.4	36	46	-21.7
350,000-399,999	41	19	115.8	98	52	88.5	350,000-399,999	26	27	-3.7	56	44	27.3
400,000-449,999	15	5	200.0	42	26	61.5	400,000-449,999	13	8	62.5	24	17	41.2
450,000-499,999	22	11	100.0	46	29	58.6	450,000-499,999	12	10	20.0	23	18	27.8
500,000-549,999	8	2	300.0	21	11	90.9	500,000-549,999	10	5	100.0	16	6	166.7
550,000-599,999	14	4	250.0	40	13	207.7	550,000-599,999	9	3	200.0	15	9	66.7
600,000-649,999	13	2	550.0	21	7	200.0	600,000-649,999	6	4	50.0	14	4	250.0
650,000-699,999	7	2	250.0	21	7	200.0	650,000-699,999	5	3	66.7	10	4	150.0
700,000-749,999	2	1	100.0	6	7	-14.3	700,000-749,999	1	4	-75.0	3	4	-25.0
750,000-799,999	5	3	66.7	9	6	50.0	750,000-799,999	3	1	200.0	4	3	33.3
800,000-849,999	9	1	800.0	16	3	433.3	800,000-849,999	4	0	N/A	6	1	500.0
850,000-899,999	11	1	1000.0	14	2	600.0	850,000-899,999	4	0	N/A	7	0	N/A
900,000-949,999	2	1	100.0	4	1	300.0	900,000-949,999	1	0	N/A	1	0	N/A
950,000-999,999	3	3	0.0	5	6	-16.7	950,000-999,999	0	0	0.0	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	3	5	-40.0	3	8	-62.5	1,100,000-1,199,999	0	1	-100.0	0	3	-100.0
1,200,000-1,299,999	2	1	100.0	4	3	33.3	1,200,000-1,299,999	0	1	-100.0	1	2	-50.0
1,300,000-1,399,999	7	0	N/A	7	0	N/A	1,300,000-1,399,999	2	0	N/A	3	0	N/A
1,400,000-1,499,999	0	1	-100.0	1	1	0.0	1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	1	1	0.0	1	2	-50.0	1,500,000-1,599,999	0	0	0.0	0	1	-100.0
1,600,000-1,699,999	1	1	0.0	1	1	0.0	1,600,000-1,699,999	0	0	0.0	0	1	-100.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	1	-100.0	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	1	0	N/A	1	0	N/A	2,000,000-2,249,999	1	0	N/A	1	0	N/A
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	2	0	N/A	2	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	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
<b>Totals</b>	<b>228</b>	<b>119</b>	<b>91.6</b>	<b>496</b>	<b>346</b>	<b>43.4</b>	<b>Totals</b>	<b>130</b>	<b>112</b>	<b>16.1</b>	<b>257</b>	<b>220</b>	<b>16.8</b>

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# Josephine Co Year Over Year Comparison

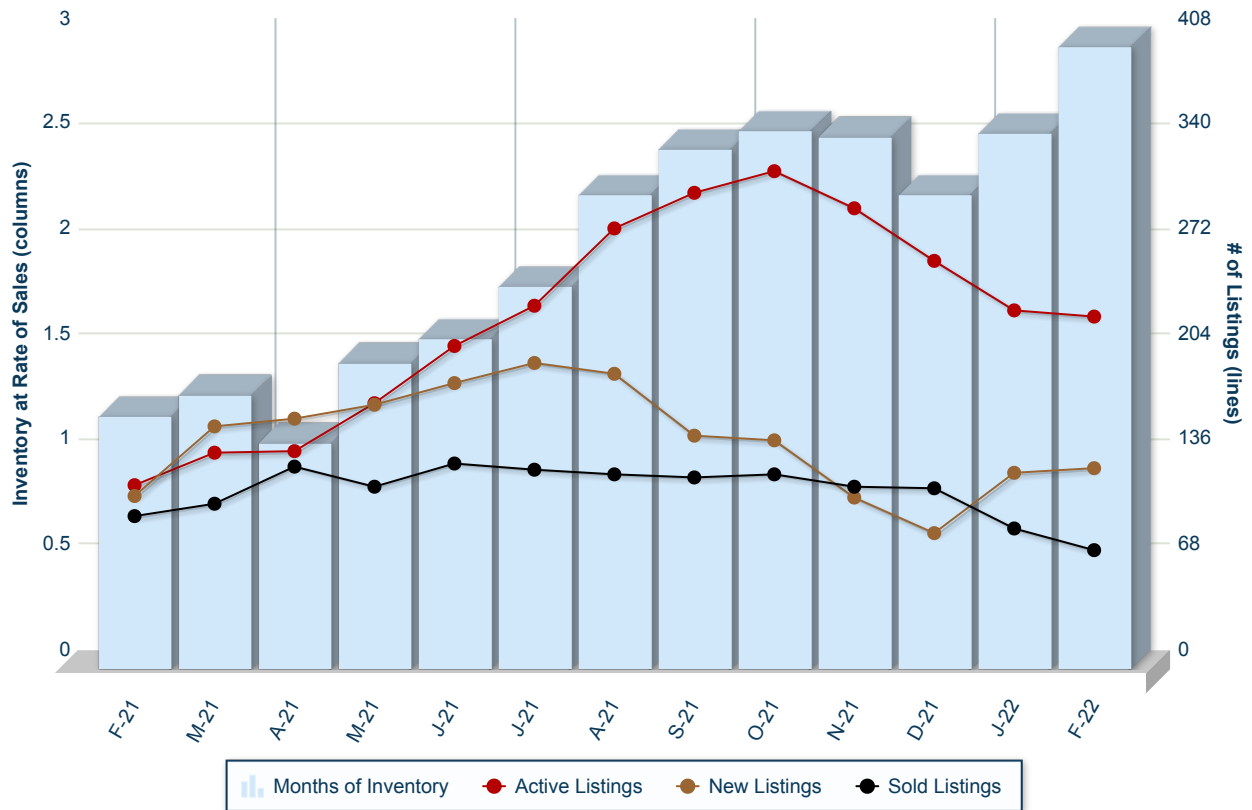
Activity between 2/1/2022 and 2/28/2022

## 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	23	77	+234	15	27	+80	7	14	+100	13	4	-69	4,506,058	1,198,500	-73	346,619	299,625	-13	329,000	304,250	-	100	95	-5
Grants Pass	176	217	+23	86	84	-2	81	92	+13	81	62	-23	31,244,275	30,260,150	-3	385,731	488,066	+26	345,000	410,650	+19	98	97	-1
Kerby	3	5	+66	1	0	-	1	1	0	0	1	+	0	223,000	+	0	223,000	+	0	223,000	+	0	96	+
Merlin	5	14	+180	2	5	+150	2	7	+250	2	2	0	690,000	610,000	-11	345,000	305,000	-11	345,000	305,000	-	96	96	0
O'Brien	1	2	+100	0	0	0	0	0	0	0	1	+	0	275,000	+	0	275,000	+	0	275,000	+	0	94	+
Selma	8	17	+112	5	7	+40	3	2	-33	1	2	+100	430,000	1,993,000	+363	430,000	996,500	+131	430,000	996,500	+131	107	88	-17
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	3	5	+66	1	1	0	1	0	-	1	2	+100	334,900	911,000	+172	334,900	455,500	+36	334,900	455,500	+36	100	93	-7
Wolf Creek	2	10	+400	2	3	+50	1	3	+200	1	0	-	385,000	0	-	385,000	0	-	385,000	0	-	94	0	-
<b>Totals</b>	<b>221</b>	<b>348</b>	<b>+57</b>	<b>112</b>	<b>128</b>	<b>+14</b>	<b>96</b>	<b>119</b>	<b>+24</b>	<b>99</b>	<b>74</b>	<b>-25</b>	<b>37,590,234</b>	<b>35,470,650</b>	<b>-6</b>	<b>379,699</b>	<b>479,333</b>	<b>+26</b>	<b>344,900</b>	<b>400,500</b>	<b>+16</b>	<b>99</b>	<b>97</b>	<b>-2</b>
<b>Grand Totals</b>	<b>221</b>	<b>348</b>	<b>+57</b>	<b>112</b>	<b>128</b>	<b>+14</b>	<b>96</b>	<b>119</b>	<b>+24</b>	<b>99</b>	<b>74</b>	<b>-25</b>	<b>37,590,234</b>	<b>35,470,650</b>	<b>-6</b>	<b>379,699</b>	<b>479,333</b>	<b>+26</b>	<b>344,900</b>	<b>400,500</b>	<b>+16</b>	<b>99</b>	<b>97</b>	<b>-2</b>

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# Josephine Co Inventory for 02/1/2021 - 02/28/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Feb - 2022	228	130	77	2.96
Jan - 2022	232	127	91	2.55
Dec - 2021	264	88	117	2.26
Nov - 2021	298	111	118	2.53
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

# Keybox Activity Report



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

Keybox Accesses	Dec 20	Dec 21	Change
	5024	6657	32.5%

