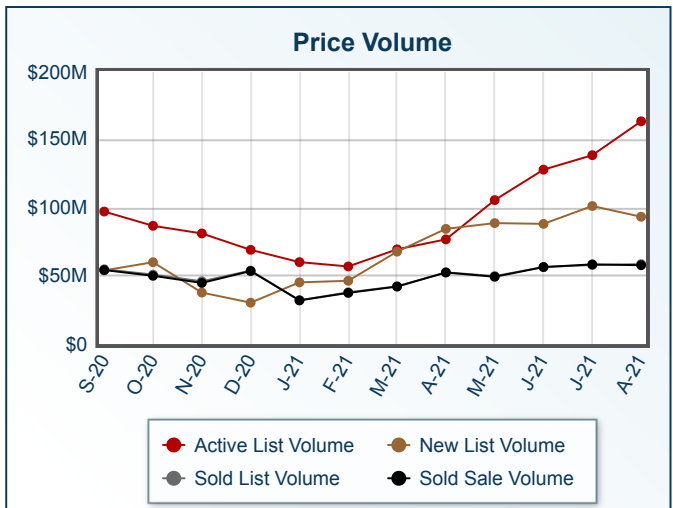
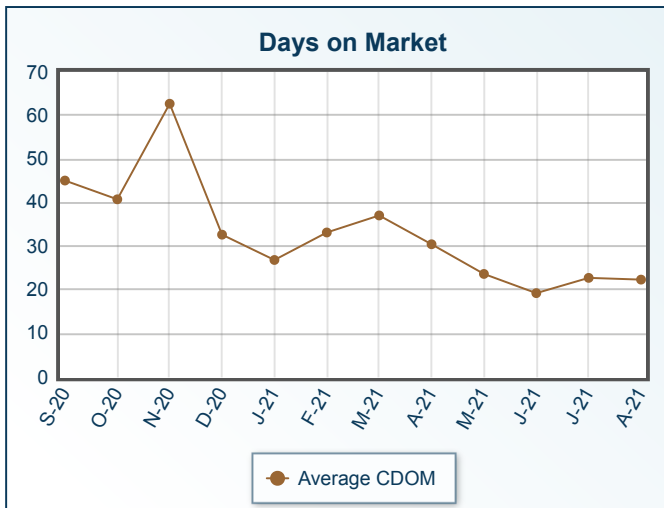
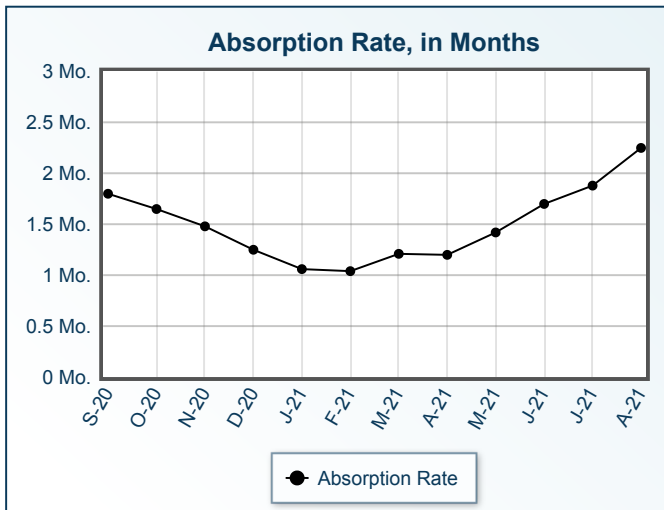
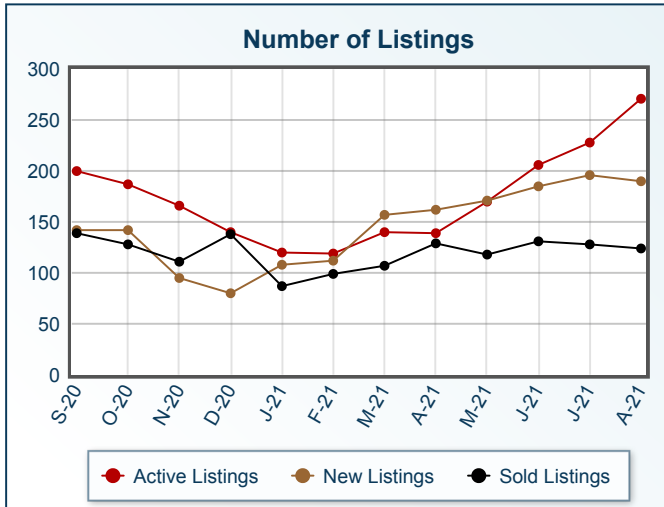


# Market Summary

Josephine Co Residential, August 2021



Summary Statistics						
	Aug-21	Aug-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	2.25	1.88	19.68	1.47	2.45	-40.00
Average List Price	\$603,936	\$504,023	19.82	\$482,184	\$407,460	18.34
Median List Price	\$499,000	\$409,000	22.00	\$400,000	\$337,500	18.52
Average Sale Price	\$467,169	\$383,951	21.67	\$419,279	\$346,729	20.92
Median Sale Price	\$402,500	\$354,200	13.64	\$374,900	\$313,000	19.78
Average CDOM	22	86	-74.42	26	N/A	N/A
Median CDOM	9	19	-52.63	7	26	-73.08

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	0	0.0	6	7
100,000-149,999	1	2	-50.0	10	25	-60.0
150,000-199,999	3	1	200.0	29	58	-50.0
200,000-249,999	6	10	-40.0	57	124	-54.0
250,000-299,999	6	26	-76.9	119	183	-35.0
300,000-349,999	23	25	-8.0	150	123	22.0
350,000-399,999	22	20	10.0	154	106	45.3
400,000-449,999	7	14	-50.0	95	65	46.2
450,000-499,999	16	13	23.1	88	48	83.3
500,000-549,999	5	9	-44.4	44	39	12.8
550,000-599,999	8	3	166.7	46	19	142.1
600,000-649,999	7	4	75.0	31	14	121.4
650,000-699,999	5	3	66.7	15	9	66.7
700,000-749,999	3	1	200.0	21	5	320.0
750,000-799,999	4	0	N/A	15	4	275.0
800,000-849,999	3	0	N/A	13	1	1200.0
850,000-899,999	0	0	0.0	6	4	50.0
900,000-949,999	1	1	0.0	3	2	50.0
950,000-999,999	1	0	N/A	8	2	300.0
1,000,000-1,099,999	0	1	-100.0	4	3	33.3
1,100,000-1,199,999	2	0	N/A	5	1	400.0
1,200,000-1,299,999	0	0	0.0	2	1	100.0
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	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	1	-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	124	133	-6.8	923	845	9.2

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	1	-100.0	2	5
100,000-149,999	3	2	50.0	8	25	-68.0
150,000-199,999	3	4	-25.0	35	59	-40.7
200,000-249,999	4	14	-71.4	53	137	-61.3
250,000-299,999	16	29	-44.8	129	199	-35.2
300,000-349,999	20	23	-13.0	158	144	9.7
350,000-399,999	28	17	64.7	166	127	30.7
400,000-449,999	15	18	-16.7	97	74	31.1
450,000-499,999	15	12	25.0	105	79	32.9
500,000-549,999	9	4	125.0	47	40	17.5
550,000-599,999	9	10	-10.0	55	30	83.3
600,000-649,999	4	1	300.0	26	13	100.0
650,000-699,999	4	4	0.0	26	19	36.8
700,000-749,999	3	1	200.0	12	5	140.0
750,000-799,999	3	1	200.0	23	3	666.7
800,000-849,999	0	0	0.0	7	4	75.0
850,000-899,999	2	1	100.0	12	7	71.4
900,000-949,999	2	1	100.0	6	2	200.0
950,000-999,999	0	0	0.0	10	2	400.0
1,000,000-1,099,999	0	0	0.0	1	1	0.0
1,100,000-1,199,999	1	1	0.0	8	3	166.7
1,200,000-1,299,999	0	0	0.0	4	2	100.0
1,300,000-1,399,999	0	0	0.0	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	0	N/A	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	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	142	144	-1.4	994	983	1.1

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	2	-100.0	2	6		-66.7	0-99,999	0	1	-100.0	2
100,000-149,999	1	4	-75.0	8	31	-74.2	100,000-149,999	1	2	-50.0	6	21	-71.4
150,000-199,999	7	11	-36.4	48	90	-46.7	150,000-199,999	2	4	-50.0	38	65	-41.5
200,000-249,999	9	16	-43.7	65	179	-63.7	200,000-249,999	6	10	-40.0	60	148	-59.5
250,000-299,999	18	24	-25.0	160	236	-32.2	250,000-299,999	19	28	-32.1	142	214	-33.6
300,000-349,999	18	20	-10.0	185	181	2.2	300,000-349,999	15	23	-34.8	161	155	3.9
350,000-399,999	41	25	64.0	230	173	32.9	350,000-399,999	38	19	100.0	222	134	65.7
400,000-449,999	21	21	0.0	128	103	24.3	400,000-449,999	18	12	50.0	119	80	48.8
450,000-499,999	26	18	44.4	151	115	31.3	450,000-499,999	25	15	66.7	140	87	60.9
500,000-549,999	13	9	44.4	73	60	21.7	500,000-549,999	16	7	128.6	68	47	44.7
550,000-599,999	22	11	100.0	77	41	87.8	550,000-599,999	8	4	100.0	73	32	128.1
600,000-649,999	13	7	85.7	46	28	64.3	600,000-649,999	11	0	N/A	43	19	126.3
650,000-699,999	15	7	114.3	50	33	51.5	650,000-699,999	5	3	66.7	47	28	67.9
700,000-749,999	6	5	20.0	21	13	61.5	700,000-749,999	6	2	200.0	18	8	125.0
750,000-799,999	14	3	366.7	40	8	400.0	750,000-799,999	7	1	600.0	37	6	516.7
800,000-849,999	1	2	-50.0	13	7	85.7	800,000-849,999	2	2	0.0	11	3	266.7
850,000-899,999	12	3	300.0	24	11	118.2	850,000-899,999	3	0	N/A	22	5	340.0
900,000-949,999	5	1	400.0	11	5	120.0	900,000-949,999	1	0	N/A	10	2	400.0
950,000-999,999	3	2	50.0	18	6	200.0	950,000-999,999	1	0	N/A	14	3	366.7
1,000,000-1,099,999	3	1	200.0	4	5	-20.0	1,000,000-1,099,999	1	0	N/A	4	2	100.0
1,100,000-1,199,999	4	6	-33.3	14	8	75.0	1,100,000-1,199,999	1	0	N/A	9	5	80.0
1,200,000-1,299,999	3	4	-25.0	9	8	12.5	1,200,000-1,299,999	1	0	N/A	8	5	60.0
1,300,000-1,399,999	2	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	3	2	50.0	6	3	100.0	1,400,000-1,499,999	1	0	N/A	5	1	400.0
1,500,000-1,599,999	3	3	0.0	7	3	133.3	1,500,000-1,599,999	1	0	N/A	6	1	500.0
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	1	1	0.0	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	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	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	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	271	209	29.7	1407	1368	2.9	Totals	190	133	42.9	1281	1080	18.6

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Monday, September 06, 2021 7:54 AM.

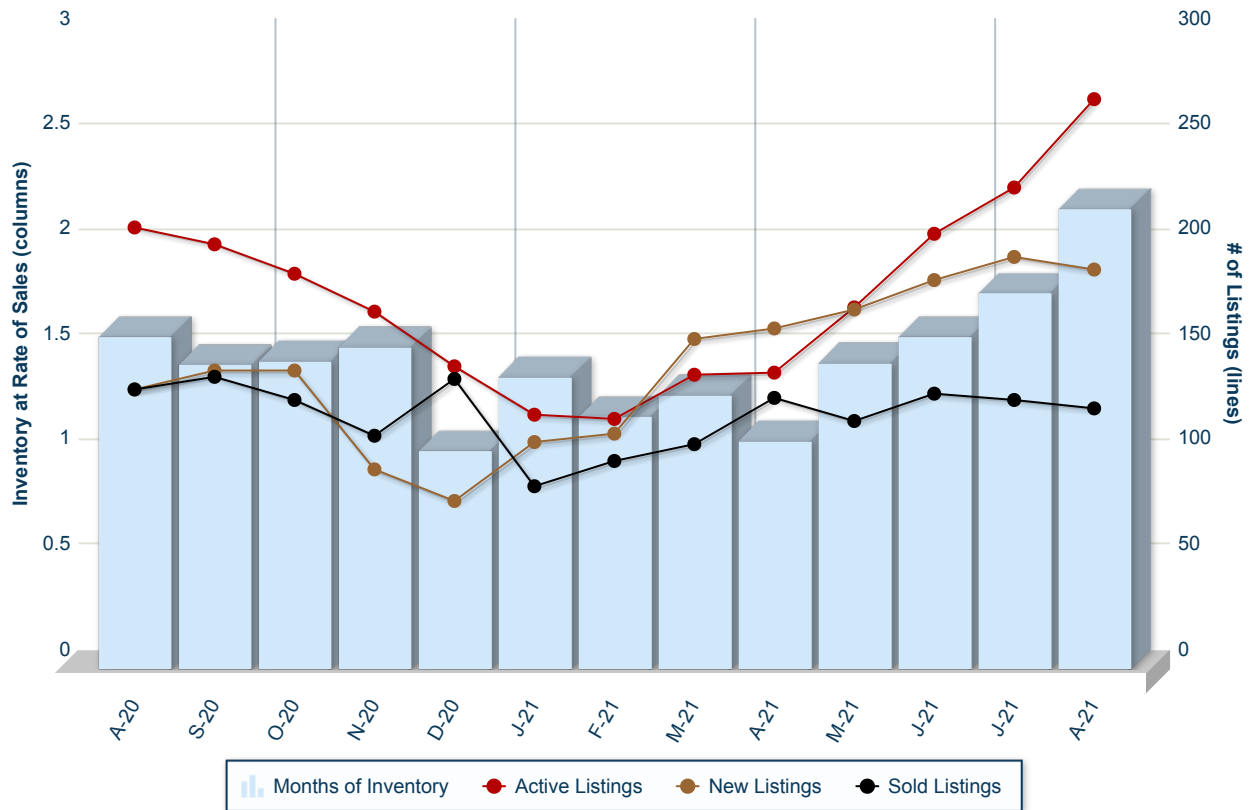
# Josephine Co Year Over Year Comparison

Activity between 8/1/2021 and 8/31/2021

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	52	+48	15	19	+26	8	15	+87	9	5	-44	2,691,045	1,258,001	-53	299,005	251,600	-15	319,000	240,001	-	99	98	-1
Grants Pass	283	322	+13	110	146	+32	126	112	-11	115	110	-4	45,645,731	51,950,775	+13	396,919	472,279	+18	364,900	407,500	+11	99	99	0
Kerby	2	3	+50	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	5	13	+160	1	6	+500	2	5	+150	3	2	-33	1,438,250	1,223,700	-14	479,416	611,850	+27	545,000	611,850	+12	98	101	+3
O'Brien	4	7	+75	1	1	0	3	2	-33	2	1	-50	510,000	140,000	-72	255,000	140,000	-45	255,000	140,000	-	94	80	-14
Selma	5	18	+260	2	7	+250	1	3	+200	3	2	-33	1,335,000	822,000	-38	445,000	411,000	-7	430,000	411,000	-	100	100	0
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	1	8	+700	0	4	+	0	1	+	1	1	0	250,000	752,000	+200	250,000	752,000	+200	250,000	752,000	+200	86	97	+12
Wolf Creek	8	10	+25	3	0	-	4	2	-50	2	1	-50	585,000	246,500	-57	292,500	246,500	-15	292,500	246,500	-	84	102	+21
<b>Totals</b>	343	433	+26	132	184	+39	144	140	-3	135	122	-10	52,455,026	56,392,976	+8	388,556	462,238	+19	355,000	394,500	+11	99	99	0
<b>Grand Totals</b>	343	433	+26	132	184	+39	144	140	-3	135	122	-10	52,455,026	56,392,976	+8	388,556	462,238	+19	355,000	394,500	+11	99	99	0

Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Oregon DataShare (KCAR|MLSCO|SOMLS) on Monday, September 06, 2021 8:01 AM.

# Josephine Co Inventory 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Aug - 2021	271	190	124	2.19
Jul - 2021	229	196	128	1.79
Jun - 2021	207	185	131	1.58
May - 2021	172	171	118	1.46
Apr - 2021	141	162	129	1.09
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
Sep - 2020	202	142	139	1.45
Aug - 2020	210	133	133	1.58

# Keybox Activity Report



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

Keybox Accesses	Aug 20	Aug 21	Change
	8991	7097	-21.1%

