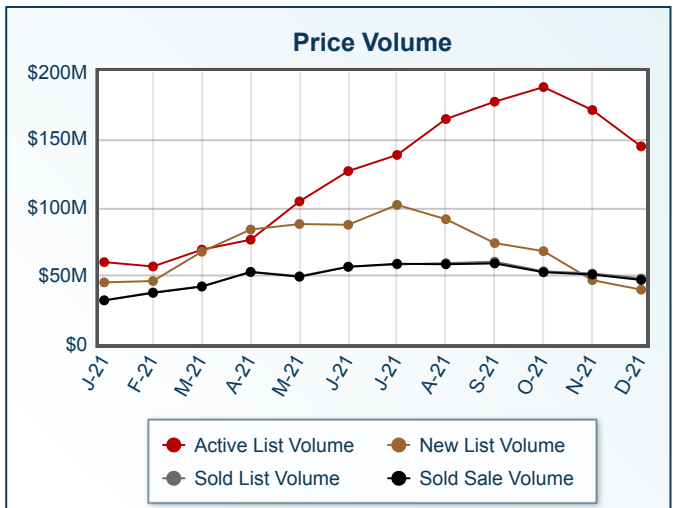
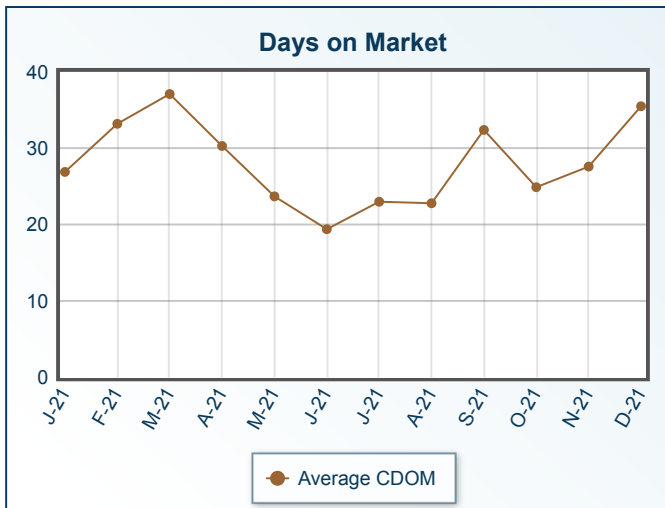
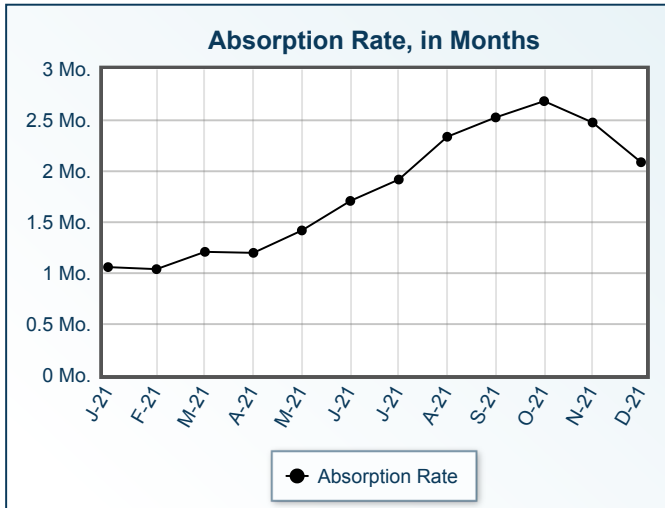
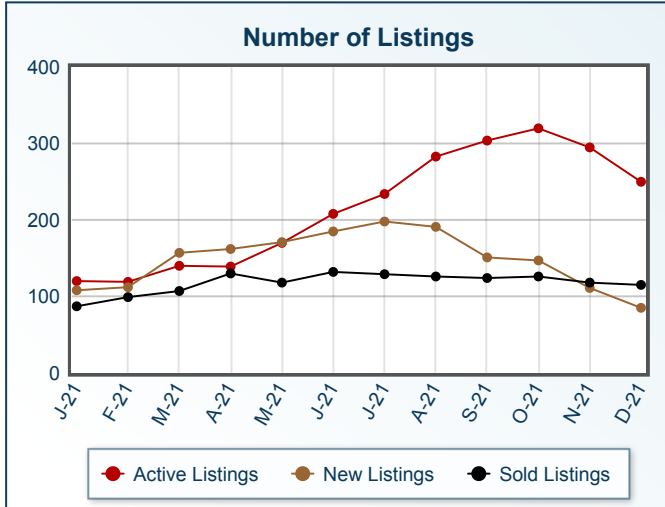


Market Summary

Josephine Co Residential, December 2021



Summary Statistics						
	Dec-21	Dec-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	2.09	1.25	67.20	1.81	2.15	-15.81
Average List Price	\$581,086	\$494,441	17.52	\$475,215	\$404,996	17.34
Median List Price	\$475,000	\$395,000	20.25	\$400,000	\$345,000	15.94
Average Sale Price	\$409,471	\$388,840	5.31	\$424,465	\$364,652	16.40
Median Sale Price	\$375,000	\$360,750	3.95	\$379,500	\$325,000	16.77
Average CDOM	35	32	9.38	27	N/A	N/A
Median CDOM	15	8	87.50	9	18	-50.00

	Sold Listings			Year to Date		
	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
0-99,999	0	0	0.0	6	10	-40.0
100,000-149,999	1	2	-50.0	14	32	-56.2
150,000-199,999	3	3	0.0	38	84	-54.8
200,000-249,999	2	16	-87.5	73	176	-58.5
250,000-299,999	13	19	-31.6	170	259	-34.4
300,000-349,999	24	22	9.1	224	210	6.7
350,000-399,999	26	33	-21.2	265	183	44.8
400,000-449,999	14	9	55.6	152	114	33.3
450,000-499,999	9	8	12.5	134	91	47.3
500,000-549,999	5	10	-50.0	72	64	12.5
550,000-599,999	11	4	175.0	80	42	90.5
600,000-649,999	1	1	0.0	45	26	73.1
650,000-699,999	1	2	-50.0	25	17	47.1
700,000-749,999	2	2	0.0	30	12	150.0
750,000-799,999	1	2	-50.0	23	8	187.5
800,000-849,999	0	2	-100.0	14	4	250.0
850,000-899,999	0	1	-100.0	9	9	0.0
900,000-949,999	0	1	-100.0	5	4	25.0
950,000-999,999	0	0	0.0	9	2	350.0
1,000,000-1,099,999	1	0	N/A	6	3	100.0
1,100,000-1,199,999	0	1	-100.0	9	5	80.0
1,200,000-1,299,999	0	0	0.0	2	3	-33.3
1,300,000-1,399,999	1	0	N/A	3	0	N/A
1,400,000-1,499,999	0	0	0.0	1	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	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	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	115	138	-16.7	1411	1362	3.6

	Pending Listings			Year to Date		
	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
0-99,999	1	3	-66.7	3	11	-72.7
100,000-149,999	1	2	-50.0	9	31	-71.0
150,000-199,999	1	5	-80.0	43	83	-48.2
200,000-249,999	3	10	-70.0	70	188	-62.8
250,000-299,999	15	14	7.1	177	266	-33.5
300,000-349,999	13	8	62.5	214	212	0.9
350,000-399,999	17	19	-10.5	256	206	24.3
400,000-449,999	3	12	-75.0	140	105	33.3
450,000-499,999	9	7	28.6	153	114	34.2
500,000-549,999	5	4	25.0	72	63	14.3
550,000-599,999	7	4	75.0	89	46	93.5
600,000-649,999	2	0	N/A	30	20	50.0
650,000-699,999	2	3	-33.3	38	27	40.7
700,000-749,999	2	1	100.0	19	10	90.0
750,000-799,999	2	1	100.0	28	10	180.0
800,000-849,999	2	0	N/A	13	7	85.7
850,000-899,999	1	0	N/A	14	10	40.0
900,000-949,999	0	0	0.0	8	2	300.0
950,000-999,999	0	0	0.0	11	3	266.7
1,000,000-1,099,999	0	0	0.0	3	2	50.0
1,100,000-1,199,999	0	0	0.0	10	4	150.0
1,200,000-1,299,999	2	0	N/A	6	5	20.0
1,300,000-1,399,999	0	0	0.0	1	1	0.0
1,400,000-1,499,999	0	0	0.0	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	88	93	-5.4	1412	1429	-1.2

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	3	11		-72.7	0-99,999	0	3	-100.0	3
100,000-149,999	0	3	-100.0	10	35	-71.4	100,000-149,999	0	1	-100.0	8	25	-68.0
150,000-199,999	7	9	-22.2	60	116	-48.3	150,000-199,999	3	7	-57.1	50	91	-45.1
200,000-249,999	7	8	-12.5	84	223	-62.3	200,000-249,999	5	5	0.0	79	192	-58.9
250,000-299,999	17	18	-5.6	209	303	-31.0	250,000-299,999	11	15	-26.7	191	281	-32.0
300,000-349,999	18	22	-18.2	253	265	-4.5	300,000-349,999	9	9	0.0	229	239	-4.2
350,000-399,999	44	11	300.0	332	246	35.0	350,000-399,999	14	12	16.7	324	207	56.5
400,000-449,999	19	12	58.3	185	136	36.0	400,000-449,999	6	8	-25.0	176	113	55.8
450,000-499,999	28	12	133.3	203	149	36.2	450,000-499,999	4	5	-20.0	192	121	58.7
500,000-549,999	11	4	175.0	93	82	13.4	500,000-549,999	5	4	25.0	88	69	27.5
550,000-599,999	18	7	157.1	123	62	98.4	550,000-599,999	11	2	450.0	119	53	124.5
600,000-649,999	8	2	300.0	53	35	51.4	600,000-649,999	3	1	200.0	50	26	92.3
650,000-699,999	15	5	200.0	65	42	54.8	650,000-699,999	4	2	100.0	62	37	67.6
700,000-749,999	4	5	-20.0	30	18	66.7	700,000-749,999	2	0	N/A	27	13	107.7
750,000-799,999	7	2	250.0	44	16	175.0	750,000-799,999	0	3	-100.0	41	14	192.9
800,000-849,999	9	2	350.0	25	9	177.8	800,000-849,999	3	0	N/A	23	5	360.0
850,000-899,999	7	2	250.0	26	14	85.7	850,000-899,999	1	1	0.0	24	8	200.0
900,000-949,999	4	2	100.0	12	6	100.0	900,000-949,999	0	0	0.0	11	3	266.7
950,000-999,999	9	3	200.0	26	10	160.0	950,000-999,999	1	2	-50.0	22	7	214.3
1,000,000-1,099,999	2	0	N/A	7	5	40.0	1,000,000-1,099,999	1	0	N/A	7	2	250.0
1,100,000-1,199,999	2	5	-60.0	15	11	36.4	1,100,000-1,199,999	1	0	N/A	10	8	25.0
1,200,000-1,299,999	2	1	100.0	11	10	10.0	1,200,000-1,299,999	0	0	0.0	10	7	42.9
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	4	1	300.0	10	3	233.3	1,400,000-1,499,999	0	0	0.0	9	1	800.0
1,500,000-1,599,999	2	1	100.0	8	3	166.7	1,500,000-1,599,999	0	0	0.0	7	1	600.0
1,600,000-1,699,999	1	0	N/A	4	4	0.0	1,600,000-1,699,999	0	0	0.0	4	1	300.0
1,700,000-1,799,999	0	0	0.0	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	0	0.0	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	0	0	0.0	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	250	140	78.6	1904	1827	4.2	Totals	85	80	6.3	1778	1539	15.5

Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Wednesday, January 05, 2022 9:19 AM.

Josephine Co Year Over Year Comparison

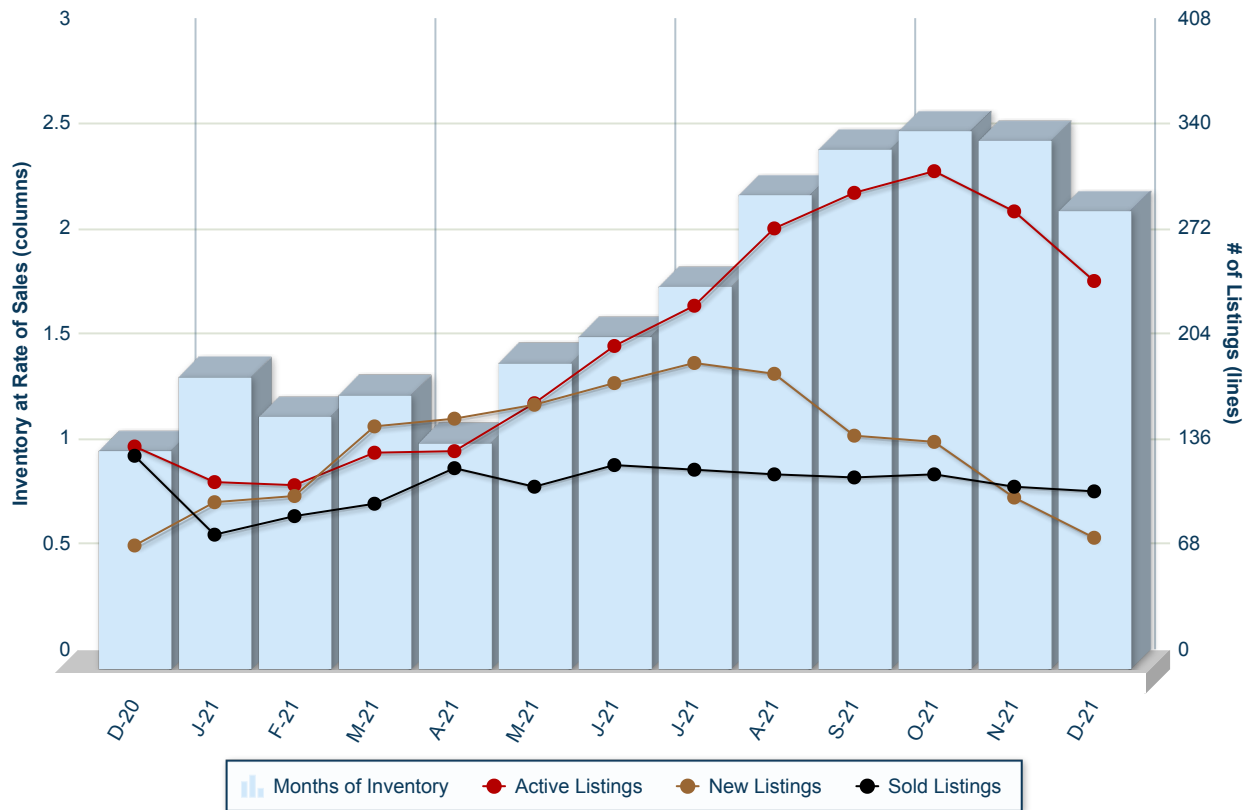
Activity between 12/1/2021 and 12/31/2021

Residential

City	Total Active			New Listings			Number Under Contract			Number Sold			Sold Volume			Average 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
Cave Junction	18	60	+233	3	13	+333	7	6	-14	15	6	-60	3,704,614	1,811,900	-51	246,974	301,983	+22	98	97	-1
Grants Pass	189	229	+21	67	65	-2	78	70	-10	112	107	-4	44,684,317	44,301,650	-0	398,967	414,034	+3	99	97	-2
Kerby	3	4	+33	2	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	6	14	+133	2	4	+100	2	3	+50	3	3	0	1,343,950	1,299,000	-3	447,983	433,000	-3	99	95	-4
O'Brien	4	3	-25	3	0	-	3	0	-	0	1	+	0	399,000	+	0	399,000	+	0	96	+
Selma	6	14	+133	0	1	+	1	2	+100	0	1	+	0	1,050,000	+	0	1,050,000	+	0	95	+
Sunny Valley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	4	9	+125	2	2	0	1	2	+100	1	1	0	528,000	300,000	-43	528,000	300,000	-43	113	92	-18
Wolf Creek	4	7	+75	1	1	0	2	2	0	3	1	-66	1,393,575	380,000	-72	464,525	380,000	-18	104	95	-8
Totals	234	340	+45	80	86	+8	94	85	-10	134	120	-10	51,654,456	49,541,550	-4	385,481	412,846	+7	99	98	-1
Grand Totals	234	340	+45	80	86	+8	94	85	-10	134	120	-10	51,654,456	49,541,550	-4	385,481	412,846	+7	99	98	-1

Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Oregon DataShare (KCAR|MLSCO|SOMLS) on Wednesday, January 05, 2022 9:46 AM.

Josephine Co Inventory December 2020 - 21



	Active Listings	New Listings	Sold Listings	Months Inventory
Dec - 2021	251	85	115	2.18
Nov - 2021	296	111	118	2.51
Oct - 2021	322	147	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	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

Keybox Activity Report



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

Keybox Accesses	Dec 20	Dec 21	Change
	4302	5035	17.0%

