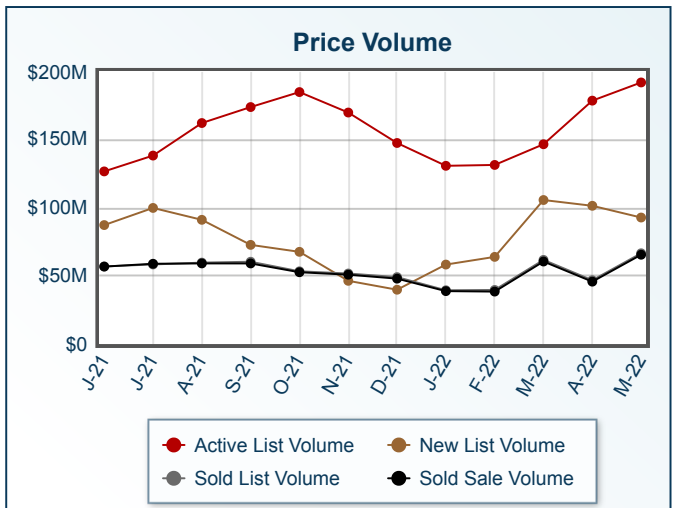
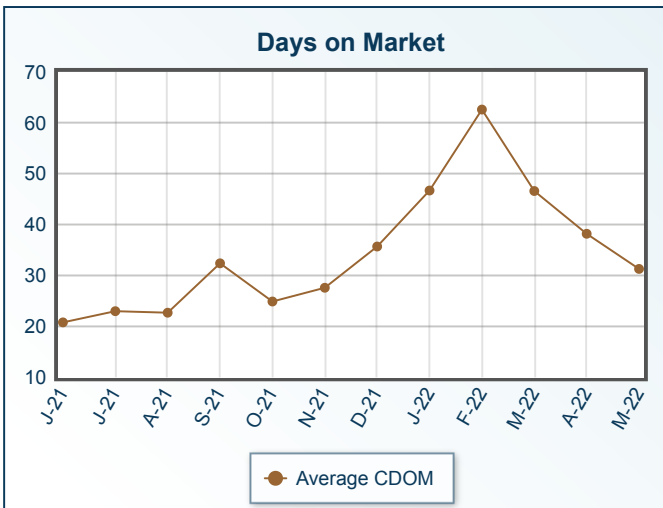
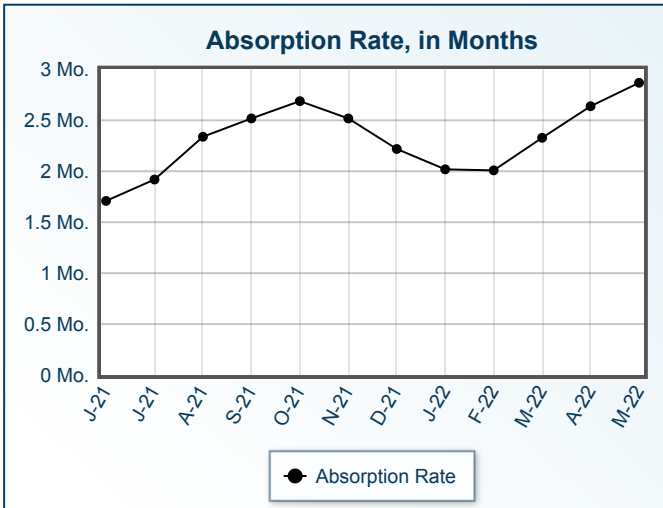
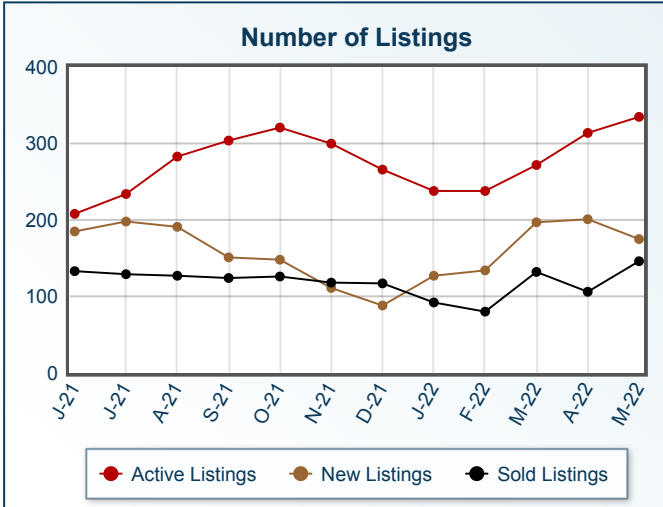


# Market Summary

Josephine Co Residential, May 2022



Summary Statistics						
	May-22	May-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	2.87	1.42	102.11	2.37	1.19	99.16
Average List Price	\$573,813	\$616,003	-6.85	\$516,562	\$470,791	9.72
Median List Price	\$475,000	\$530,000	-10.38	\$435,000	\$395,000	10.13
Average Sale Price	\$449,565	\$419,062	7.28	\$448,946	\$395,993	13.37
Median Sale Price	\$410,000	\$381,450	7.48	\$405,000	\$356,750	13.52
Average CDOM	31	23	34.78	43	30	43.33
Median CDOM	9	8	12.50	16	7	128.57

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	1	-100.0	2	5
100,000-149,999	4	0	N/A	8	7	14.3
150,000-199,999	4	6	-33.3	11	21	-47.6
200,000-249,999	6	7	-14.3	23	34	-32.4
250,000-299,999	11	21	-47.6	38	96	-60.4
300,000-349,999	15	14	7.1	79	91	-13.2
350,000-399,999	25	16	56.3	101	87	16.1
400,000-449,999	23	14	64.3	74	59	25.4
450,000-499,999	12	15	-20.0	55	43	27.9
500,000-549,999	10	4	150.0	40	16	150.0
550,000-599,999	13	2	550.0	36	21	71.4
600,000-649,999	4	1	300.0	23	13	76.9
650,000-699,999	5	2	150.0	18	7	157.1
700,000-749,999	4	7	-42.9	10	16	-37.5
750,000-799,999	4	2	100.0	10	7	42.9
800,000-849,999	3	2	50.0	11	7	57.1
850,000-899,999	0	0	0.0	4	1	300.0
900,000-949,999	1	0	N/A	3	0	N/A
950,000-999,999	1	3	-66.7	2	5	-60.0
1,000,000-1,099,999	0	0	0.0	1	2	-50.0
1,100,000-1,199,999	0	1	-100.0	2	2	0.0
1,200,000-1,299,999	1	0	N/A	3	2	50.0
1,300,000-1,399,999	0	0	0.0	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	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	146	118	23.7	556	542	2.6

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	0	1
100,000-149,999	1	0	N/A	4	3	33.3
150,000-199,999	3	8	-62.5	13	27	-51.9
200,000-249,999	7	8	-12.5	25	34	-26.5
250,000-299,999	12	13	-7.7	54	87	-37.9
300,000-349,999	13	20	-35.0	73	107	-31.8
350,000-399,999	28	13	115.4	126	96	31.3
400,000-449,999	24	18	33.3	81	55	47.3
450,000-499,999	8	17	-52.9	61	59	3.4
500,000-549,999	7	8	-12.5	30	24	25.0
550,000-599,999	14	6	133.3	50	27	85.2
600,000-649,999	0	3	-100.0	20	13	53.8
650,000-699,999	3	3	0.0	19	12	58.3
700,000-749,999	2	0	N/A	7	6	16.7
750,000-799,999	2	3	-33.3	10	11	-9.1
800,000-849,999	1	0	N/A	11	3	266.7
850,000-899,999	3	4	-25.0	7	8	-12.5
900,000-949,999	0	1	-100.0	2	2	0.0
950,000-999,999	1	3	-66.7	4	8	-50.0
1,000,000-1,099,999	1	0	N/A	3	1	200.0
1,100,000-1,199,999	0	0	0.0	0	3	-100.0
1,200,000-1,299,999	0	2	-100.0	4	4	0.0
1,300,000-1,399,999	2	0	N/A	6	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	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	1	1	0.0	1	1	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	133	131	1.5	613	592	3.5

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	1		-100.0	0-99,999	0	0	0.0	0
100,000-149,999	1	2	-50.0	5	6	-16.7	100,000-149,999	0	2	-100.0	4	4	0.0
150,000-199,999	6	6	0.0	24	35	-31.4	150,000-199,999	1	4	-75.0	14	25	-44.0
200,000-249,999	12	6	100.0	40	42	-4.8	200,000-249,999	9	9	0.0	31	37	-16.2
250,000-299,999	29	12	141.7	86	105	-18.1	250,000-299,999	10	18	-44.4	65	87	-25.3
300,000-349,999	40	12	233.3	121	129	-6.2	300,000-349,999	20	20	0.0	102	105	-2.9
350,000-399,999	40	16	150.0	181	125	44.8	350,000-399,999	22	15	46.7	138	117	17.9
400,000-449,999	31	16	93.8	123	74	66.2	400,000-449,999	30	23	30.4	107	65	64.6
450,000-499,999	30	12	150.0	103	79	30.4	450,000-499,999	16	18	-11.1	80	68	17.6
500,000-549,999	17	9	88.9	53	38	39.5	500,000-549,999	7	9	-22.2	47	33	42.4
550,000-599,999	22	15	46.7	89	39	128.2	550,000-599,999	18	8	125.0	66	35	88.6
600,000-649,999	15	1	1400.0	42	19	121.1	600,000-649,999	4	5	-20.0	35	16	118.8
650,000-699,999	15	16	-6.2	49	32	53.1	650,000-699,999	11	10	10.0	37	29	27.6
700,000-749,999	5	4	25.0	15	12	25.0	700,000-749,999	3	3	0.0	11	9	22.2
750,000-799,999	14	12	16.7	25	26	-3.8	750,000-799,999	4	7	-42.9	19	23	-17.4
800,000-849,999	10	3	233.3	24	7	242.9	800,000-849,999	1	2	-50.0	14	5	180.0
850,000-899,999	13	4	225.0	26	14	85.7	850,000-899,999	7	5	40.0	18	12	50.0
900,000-949,999	1	1	0.0	3	3	0.0	900,000-949,999	0	0	0.0	2	2	0.0
950,000-999,999	7	4	75.0	11	16	-31.2	950,000-999,999	2	4	-50.0	7	12	-41.7
1,000,000-1,099,999	2	1	100.0	6	2	200.0	1,000,000-1,099,999	1	1	0.0	3	2	50.0
1,100,000-1,199,999	5	4	25.0	7	9	-22.2	1,100,000-1,199,999	2	1	100.0	4	4	0.0
1,200,000-1,299,999	4	4	0.0	11	8	37.5	1,200,000-1,299,999	3	2	50.0	8	7	14.3
1,300,000-1,399,999	4	0	N/A	12	1	1100.0	1,300,000-1,399,999	0	1	-100.0	8	1	700.0
1,400,000-1,499,999	2	1	100.0	3	2	50.0	1,400,000-1,499,999	0	0	0.0	2	1	100.0
1,500,000-1,599,999	3	2	50.0	4	4	0.0	1,500,000-1,599,999	2	1	100.0	3	3	0.0
1,600,000-1,699,999	1	3	-66.7	2	3	-33.3	1,600,000-1,699,999	0	1	-100.0	0	3	-100.0
1,700,000-1,799,999	1	1	0.0	2	2	0.0	1,700,000-1,799,999	0	2	-100.0	2	2	0.0
1,800,000-1,899,999	1	2	-50.0	2	2	0.0	1,800,000-1,899,999	0	0	0.0	1	1	0.0
1,900,000-1,999,999	0	0	0.0	1	0	N/A	1,900,000-1,999,999	1	0	N/A	1	0	N/A
2,000,000-2,249,999	1	0	N/A	2	0	N/A	2,000,000-2,249,999	1	0	N/A	2	0	N/A
2,250,000-2,499,999	1	1	0.0	1	1	0.0	2,250,000-2,499,999	0	0	0.0	0	1	-100.0
2,500,000-2,749,999	2	0	N/A	3	0	N/A	2,500,000-2,749,999	0	0	0.0	3	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>335</b>	<b>170</b>	<b>97.1</b>	<b>1076</b>	<b>836</b>	<b>28.7</b>	<b>Totals</b>	<b>175</b>	<b>171</b>	<b>2.3</b>	<b>834</b>	<b>710</b>	<b>17.5</b>

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# Josephine Co Year Over Year Comparison

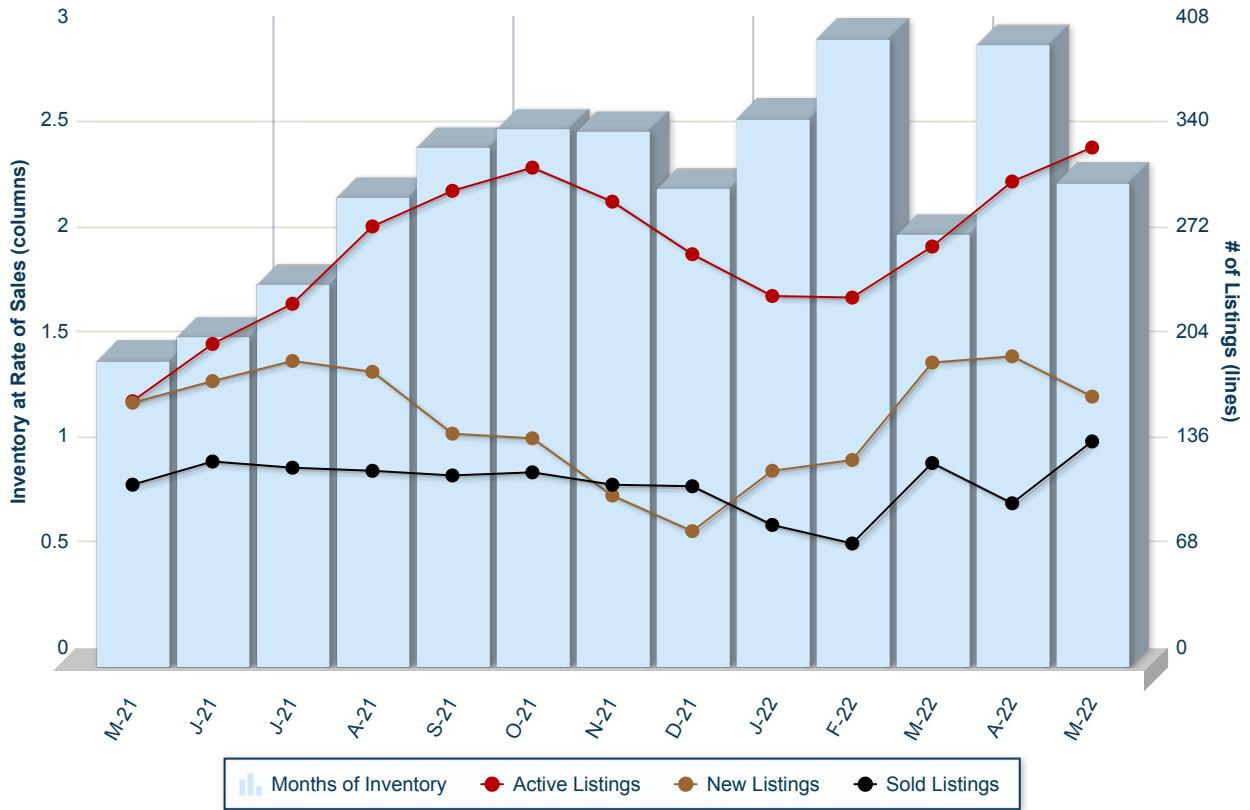
Activity between 5/1/2022 and 5/31/2022

## 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	40	91	+127	21	21	0	12	15	+25	8	14	+75	2,961,100	4,603,500	+55	370,137	328,821	-11	377,000	356,500	-	96	97	+1
Grants Pass	231	313	+35	130	126	-3	111	102	-8	101	109	+7	41,649,495	50,600,131	+21	412,371	464,221	+12	370,000	415,000	+12	99	98	-1
Kerby	3	3	0	1	0	-	0	0	0	0	1	+	0	320,000	+	0	320,000	+	0	320,000	+	0	94	+
Merlin	11	20	+81	6	8	+33	3	6	+100	4	8	+100	2,189,999	4,408,835	+101	547,499	551,104	+0	477,500	540,000	+13	100	99	-1
O'Brien	8	5	-37	3	1	-66	3	1	-66	1	0	-	220,000	0	-	220,000	0	-	220,000	0	-	97	0	-
Selma	10	27	+170	2	5	+150	2	3	+50	1	5	+400	325,000	2,150,000	+561	325,000	430,000	+32	325,000	440,000	+35	100	94	-6
Sunny Valley	0	1	+	0	0	0	0	1	+	0	1	+	0	295,000	+	0	295,000	+	0	295,000	+	0	100	+
Wilderville	6	12	+100	2	1	-50	1	2	+100	0	1	+	0	550,000	+	0	550,000	+	0	550,000	+	0	91	+
Wolf Creek	7	25	+257	5	9	+80	1	5	+400	2	4	+100	1,401,190	1,284,000	-8	700,595	321,000	-54	700,595	333,500	-	101	96	-4
<b>Totals</b>	<b>316</b>	<b>497</b>	<b>+57</b>	<b>170</b>	<b>171</b>	<b>+1</b>	<b>133</b>	<b>135</b>	<b>+2</b>	<b>117</b>	<b>143</b>	<b>+22</b>	<b>48,746,785</b>	<b>64,211,466</b>	<b>+32</b>	<b>416,639</b>	<b>449,031</b>	<b>+8</b>	<b>380,900</b>	<b>410,000</b>	<b>+8</b>	<b>99</b>	<b>98</b>	<b>-1</b>
<b>Grand Totals</b>	<b>316</b>	<b>497</b>	<b>+57</b>	<b>170</b>	<b>171</b>	<b>+1</b>	<b>133</b>	<b>135</b>	<b>+2</b>	<b>117</b>	<b>143</b>	<b>+22</b>	<b>48,746,785</b>	<b>64,211,466</b>	<b>+32</b>	<b>416,639</b>	<b>449,031</b>	<b>+8</b>	<b>380,900</b>	<b>410,000</b>	<b>+8</b>	<b>99</b>	<b>98</b>	<b>-1</b>

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# Josephine Co Inventory for 05/1/2021 - 05/31/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
May - 2022	336	175	146	2.30
Apr - 2022	314	201	106	2.96
Mar - 2022	272	197	132	2.06
Feb - 2022	239	134	80	2.99
Jan - 2022	240	127	92	2.61
Dec - 2021	267	88	117	2.28
Nov - 2021	301	111	118	2.55
Oct - 2021	323	148	126	2.56
Sep - 2021	308	151	124	2.48
Aug - 2021	285	191	127	2.24
Jul - 2021	235	198	129	1.82
Jun - 2021	209	185	133	1.57
May - 2021	172	171	118	1.46

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# Keybox Activity Report



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

Keybox Accesses	May 21	May 22	Change
	7663	8296	8.3%

