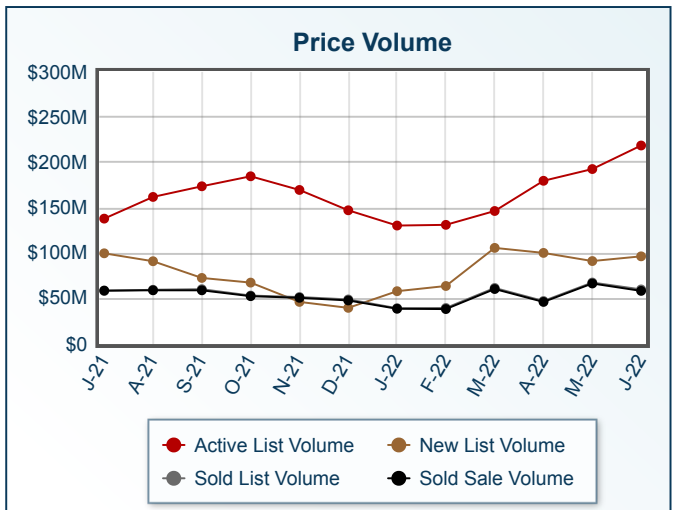
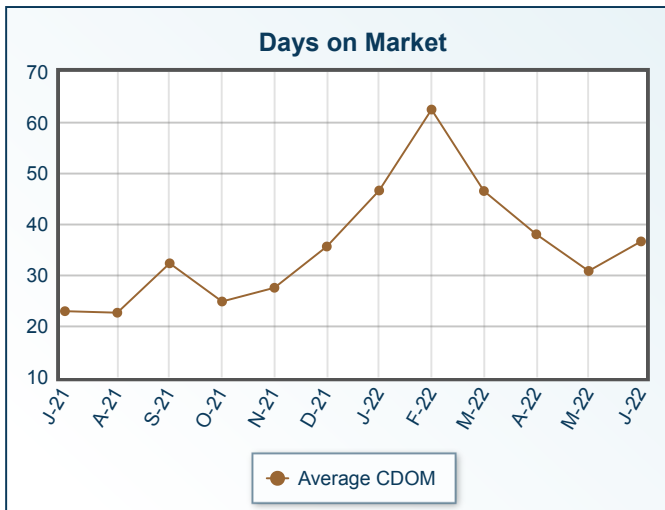
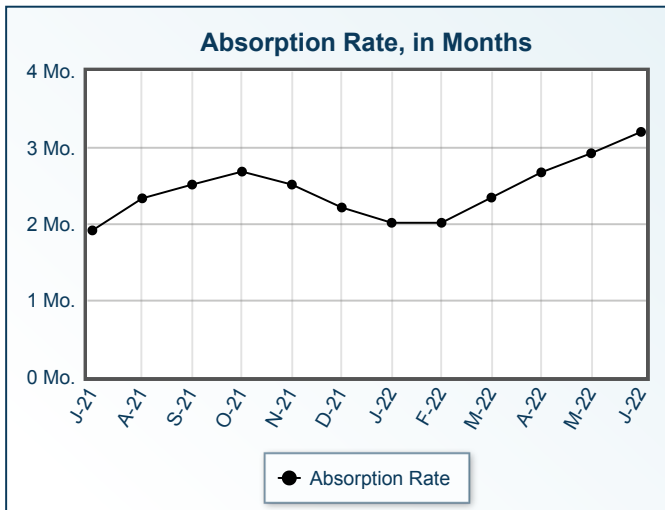
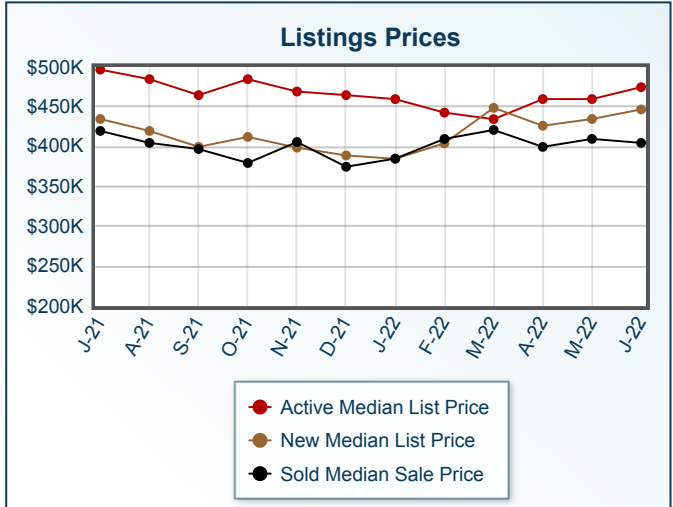
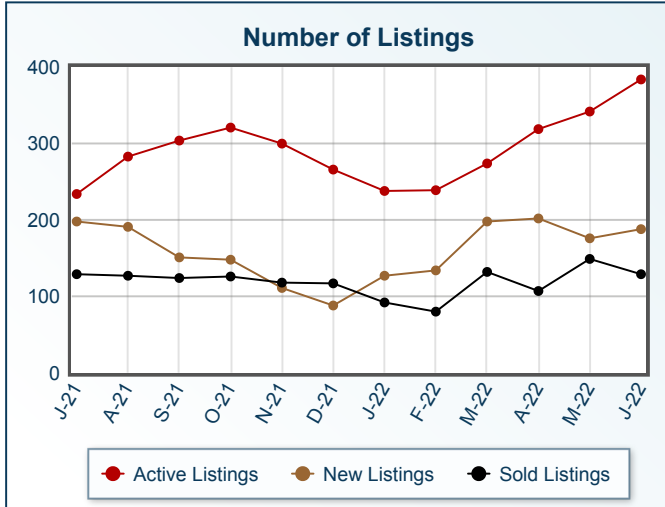


Market Summary

Josephine Co Residential, June 2022



Summary Statistics						
	Jun-22	Jun-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	3.21	1.71	87.72	2.54	1.27	100.00
Average List Price	\$569,929	\$608,740	-6.38	\$512,659	\$470,878	8.87
Median List Price	\$475,000	\$509,250	-6.73	\$435,000	\$399,000	9.02
Average Sale Price	\$454,305	\$427,883	6.17	\$449,819	\$402,276	11.82
Median Sale Price	\$405,000	\$385,000	5.19	\$405,000	\$361,900	11.91
Average CDOM	36	20	80.00	41	28	46.43
Median CDOM	14	6	133.33	16	7	128.57

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	1	-100.0	2	6
100,000-149,999	1	1	0.0	9	8	12.5
150,000-199,999	2	5	-60.0	13	26	-50.0
200,000-249,999	2	9	-77.8	25	43	-41.9
250,000-299,999	11	10	10.0	50	106	-52.8
300,000-349,999	24	17	41.2	104	108	-3.7
350,000-399,999	18	28	-35.7	119	115	3.5
400,000-449,999	29	16	81.3	103	75	37.3
450,000-499,999	10	12	-16.7	65	55	18.2
500,000-549,999	4	10	-60.0	45	26	73.1
550,000-599,999	6	8	-25.0	43	29	48.3
600,000-649,999	4	6	-33.3	27	19	42.1
650,000-699,999	5	0	N/A	23	7	228.6
700,000-749,999	1	0	N/A	11	16	-31.2
750,000-799,999	2	0	N/A	12	7	71.4
800,000-849,999	4	2	100.0	15	9	66.7
850,000-899,999	2	3	-33.3	6	4	50.0
900,000-949,999	0	1	-100.0	3	1	200.0
950,000-999,999	1	1	0.0	3	6	-50.0
1,000,000-1,099,999	1	2	-50.0	2	4	-50.0
1,100,000-1,199,999	1	1	0.0	3	3	0.0
1,200,000-1,299,999	0	0	0.0	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	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	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	129	133	-3.0	689	675	2.1

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	1	-100.0	0	2
100,000-149,999	1	1	0.0	5	4	25.0
150,000-199,999	4	1	300.0	17	28	-39.3
200,000-249,999	4	10	-60.0	28	44	-36.4
250,000-299,999	17	13	30.8	68	100	-32.0
300,000-349,999	22	12	83.3	95	119	-20.2
350,000-399,999	18	16	12.5	142	112	26.8
400,000-449,999	22	13	69.2	102	68	50.0
450,000-499,999	14	16	-12.5	74	75	-1.3
500,000-549,999	9	9	0.0	38	33	15.2
550,000-599,999	10	11	-9.1	59	38	55.3
600,000-649,999	2	4	-50.0	22	17	29.4
650,000-699,999	4	7	-42.9	23	19	21.1
700,000-749,999	1	1	0.0	8	7	14.3
750,000-799,999	3	7	-57.1	13	18	-27.8
800,000-849,999	2	3	-33.3	13	6	116.7
850,000-899,999	1	1	0.0	8	9	-11.1
900,000-949,999	2	1	100.0	4	3	33.3
950,000-999,999	1	1	0.0	5	9	-44.4
1,000,000-1,099,999	0	0	0.0	3	1	200.0
1,100,000-1,199,999	1	1	0.0	1	4	-75.0
1,200,000-1,299,999	0	0	0.0	4	4	0.0
1,300,000-1,399,999	0	0	0.0	5	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	0	0	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	138	129	7.0	740	721	2.6

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	2		-100.0	0-99,999	0	1	-100.0	0
100,000-149,999	3	4	-25.0	7	7	0.0	100,000-149,999	1	1	0.0	6	5	20.0
150,000-199,999	5	5	0.0	29	39	-25.6	150,000-199,999	5	4	25.0	19	29	-34.5
200,000-249,999	11	9	22.2	45	54	-16.7	200,000-249,999	6	12	-50.0	36	49	-26.5
250,000-299,999	35	11	218.2	98	123	-20.3	250,000-299,999	7	18	-61.1	77	105	-26.7
300,000-349,999	38	12	216.7	140	147	-4.8	300,000-349,999	18	18	0.0	121	123	-1.6
350,000-399,999	43	31	38.7	208	158	31.6	350,000-399,999	28	33	-15.2	165	150	10.0
400,000-449,999	41	16	156.3	153	94	62.8	400,000-449,999	31	20	55.0	137	85	61.2
450,000-499,999	37	15	146.7	128	101	26.7	450,000-499,999	23	22	4.5	105	90	16.7
500,000-549,999	21	9	133.3	67	48	39.6	500,000-549,999	15	9	66.7	60	43	39.5
550,000-599,999	30	13	130.8	107	51	109.8	550,000-599,999	12	12	0.0	84	47	78.7
600,000-649,999	14	9	55.6	44	28	57.1	600,000-649,999	2	9	-77.8	37	25	48.0
650,000-699,999	21	18	16.7	55	38	44.7	650,000-699,999	10	6	66.7	43	35	22.9
700,000-749,999	8	6	33.3	24	15	60.0	700,000-749,999	7	3	133.3	20	12	66.7
750,000-799,999	12	9	33.3	25	29	-13.8	750,000-799,999	4	4	0.0	20	26	-23.1
800,000-849,999	13	7	85.7	29	13	123.1	800,000-849,999	3	6	-50.0	19	11	72.7
850,000-899,999	16	7	128.6	27	15	80.0	850,000-899,999	4	1	300.0	19	13	46.2
900,000-949,999	2	1	100.0	6	4	50.0	900,000-949,999	2	1	100.0	5	3	66.7
950,000-999,999	6	4	50.0	14	16	-12.5	950,000-999,999	1	0	N/A	10	12	-16.7
1,000,000-1,099,999	1	1	0.0	5	2	150.0	1,000,000-1,099,999	0	0	0.0	1	2	-50.0
1,100,000-1,199,999	4	5	-20.0	7	10	-30.0	1,100,000-1,199,999	2	1	100.0	5	5	0.0
1,200,000-1,299,999	8	3	166.7	16	8	100.0	1,200,000-1,299,999	5	0	N/A	13	7	85.7
1,300,000-1,399,999	4	2	100.0	12	2	500.0	1,300,000-1,399,999	0	1	-100.0	8	2	300.0
1,400,000-1,499,999	2	1	100.0	4	2	100.0	1,400,000-1,499,999	1	0	N/A	3	1	200.0
1,500,000-1,599,999	1	2	-50.0	3	5	-40.0	1,500,000-1,599,999	0	1	-100.0	2	4	-50.0
1,600,000-1,699,999	1	4	-75.0	2	4	-50.0	1,600,000-1,699,999	0	1	-100.0	0	4	-100.0
1,700,000-1,799,999	2	2	0.0	3	3	0.0	1,700,000-1,799,999	1	1	0.0	3	3	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	1	0	N/A	2	0	N/A	1,900,000-1,999,999	0	0	0.0	2	0	N/A
2,000,000-2,249,999	2	0	N/A	2	0	N/A	2,000,000-2,249,999	0	0	0.0	2	0	N/A
2,250,000-2,499,999	0	0	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	1	0	N/A	2	0	N/A	2,500,000-2,749,999	0	0	0.0	2	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	384	208	84.6	1267	1021	24.1	Totals	188	185	1.6	1025	895	14.5

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Josephine Co Year Over Year Comparison

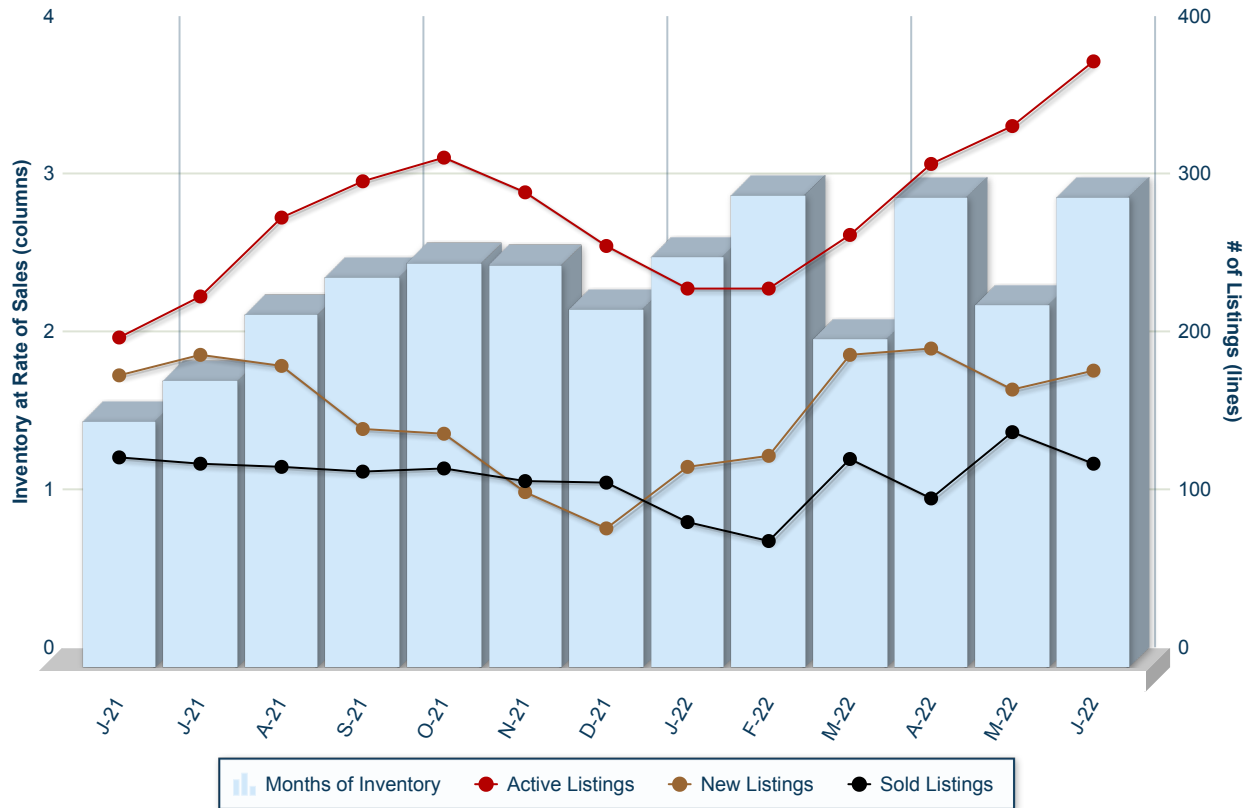
Activity between 6/1/2022 and 6/30/2022

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	39	97	+148	14	21	+50	11	18	+63	11	11	0	3,886,100	4,399,760	+13	353,281	399,978	+13	360,000	382,000	+6	96	96	0
Grants Pass	263	343	+30	152	145	-4	106	99	-6	109	102	-6	45,868,132	45,983,628	+0	420,808	450,819	+7	382,000	406,000	+6	100	97	-3
Kerby	3	4	+33	0	2	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	13	21	+61	6	8	+33	8	8	0	6	6	0	3,051,250	2,866,400	-6	508,541	477,733	-6	400,625	461,500	+15	99	99	0
O'Brien	6	4	-33	1	0	-	0	0	0	2	1	-50	625,000	190,000	-69	312,500	190,000	-39	312,500	190,000	-	98	95	-3
Selma	13	26	+100	6	4	-33	3	4	+33	4	4	0	1,599,000	2,928,000	+83	399,750	732,000	+83	410,000	474,000	+15	99	94	-5
Sunny Valley	1	2	+100	1	2	+100	0	1	+	0	1	+	0	440,000	+	0	440,000	+	0	440,000	+	0	97	+
Wilderville	6	10	+66	1	1	0	1	0	-	0	2	+	0	372,500	+	0	186,250	+	0	186,250	+	0	59	+
Wolf Creek	10	22	+120	4	4	0	0	9	+	0	2	+	0	1,305,000	+	0	652,500	+	0	652,500	+	0	98	+
Totals	354	529	+49	185	187	+1	129	139	+8	132	129	-2	55,029,482	58,485,288	+6	416,890	453,374	+9	382,250	402,800	+5	100	97	-3
Grand Totals	354	529	+49	185	187	+1	129	139	+8	132	129	-2	55,029,482	58,485,288	+6	416,890	453,374	+9	382,250	402,800	+5	100	97	-3

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Josephine Co Inventory for 6/1/2021 - 6/30/2022

Search parameters: Property type Residential; County of 'Josephine'.



	Active Listings	New Listings	Sold Listings	Months Inventory
Jun - 2022	384	188	129	2.98
May - 2022	343	176	149	2.30
Apr - 2022	319	202	107	2.98
Mar - 2022	274	198	132	2.08
Feb - 2022	240	134	80	3.00
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

Keybox Activity Report



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

Keybox Accesses	Jun 21	Jun 22	Change
	7149	8189	14.5%

