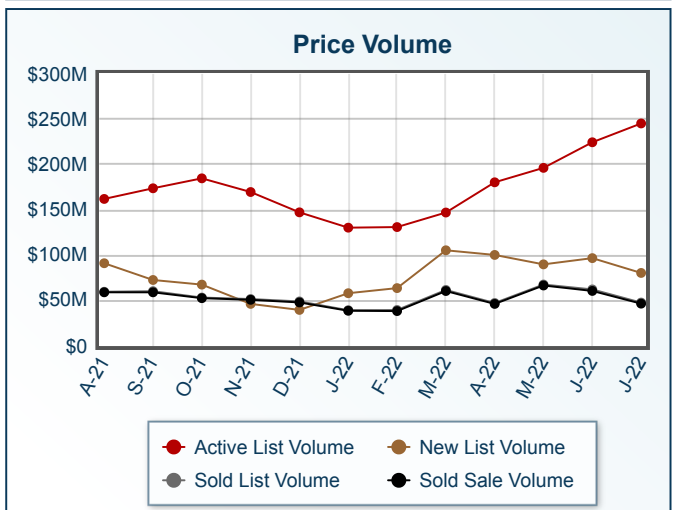
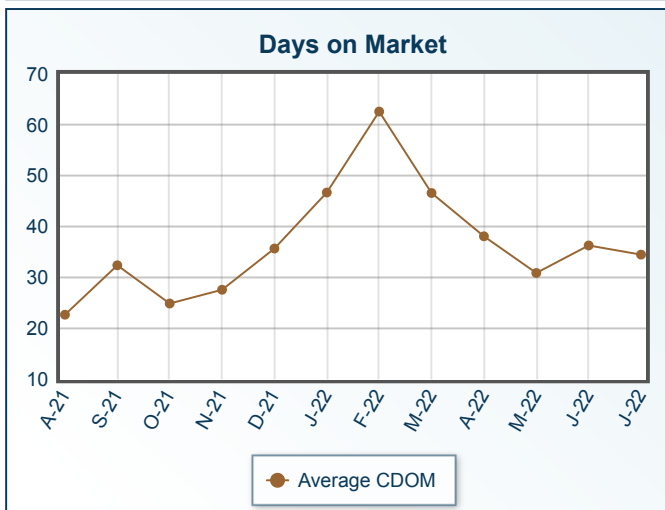
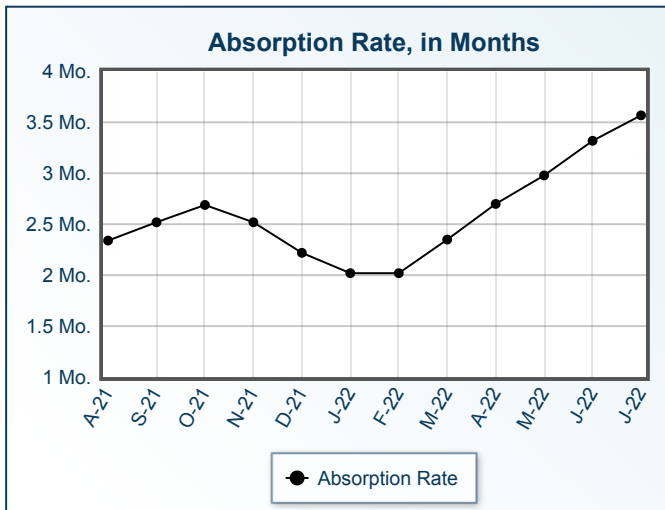
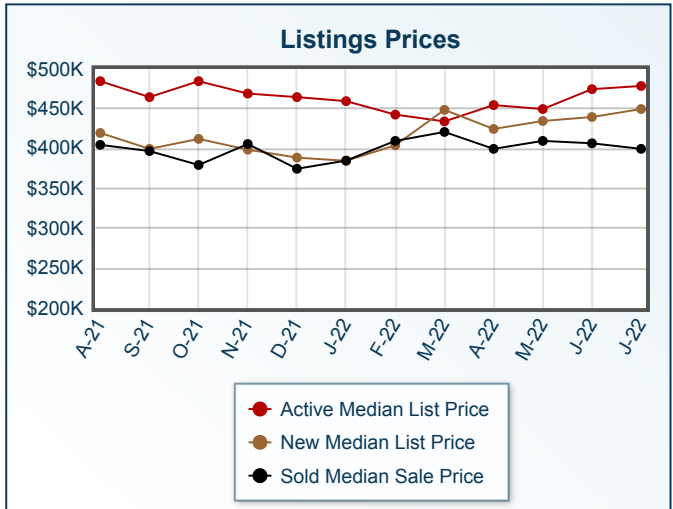
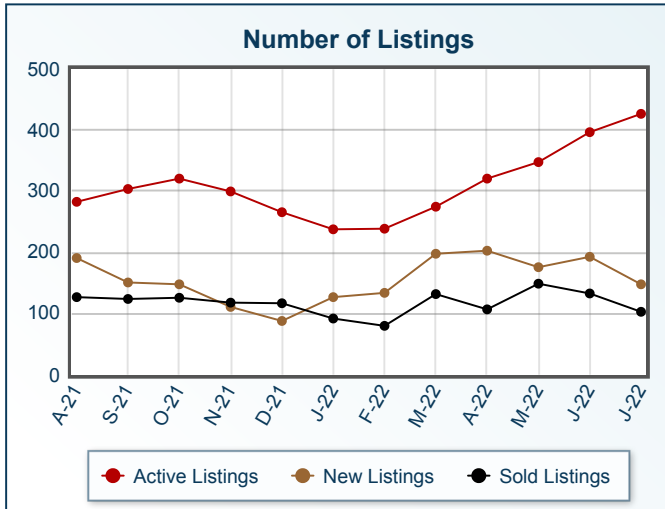


Market Summary

Josephine Co Residential, July 2022



Summary Statistics						
	Jul-22	Jul-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	3.57	1.92	85.94	2.71	1.37	97.81
Average List Price	\$574,606	\$590,822	-2.74	\$512,440	\$476,450	7.55
Median List Price	\$479,000	\$497,000	-3.62	\$435,000	\$399,000	9.02
Average Sale Price	\$453,864	\$457,383	-0.77	\$450,793	\$411,118	9.65
Median Sale Price	\$400,000	\$420,000	-4.76	\$405,000	\$369,900	9.49
Average CDOM	34	23	47.83	41	27	51.85
Median CDOM	19	6	216.67	16	7	128.57

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	1	0	N/A	3	6
100,000-149,999	0	1	-100.0	9	9	0.0
150,000-199,999	4	1	300.0	17	27	-37.0
200,000-249,999	3	9	-66.7	28	52	-46.2
250,000-299,999	11	8	37.5	61	114	-46.5
300,000-349,999	13	19	-31.6	117	127	-7.9
350,000-399,999	19	18	5.6	139	133	4.5
400,000-449,999	17	14	21.4	120	89	34.8
450,000-499,999	10	17	-41.2	75	72	4.2
500,000-549,999	5	13	-61.5	50	39	28.2
550,000-599,999	5	9	-44.4	50	38	31.6
600,000-649,999	1	5	-80.0	28	24	16.7
650,000-699,999	2	3	-33.3	26	10	160.0
700,000-749,999	3	2	50.0	14	18	-22.2
750,000-799,999	1	4	-75.0	13	11	18.2
800,000-849,999	1	1	0.0	16	10	60.0
850,000-899,999	1	2	-50.0	7	6	16.7
900,000-949,999	2	1	100.0	5	2	150.0
950,000-999,999	1	1	0.0	4	7	-42.9
1,000,000-1,099,999	0	0	0.0	2	4	-50.0
1,100,000-1,199,999	1	0	N/A	4	3	33.3
1,200,000-1,299,999	1	0	N/A	4	2	100.0
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	2	0	N/A
1,700,000-1,799,999	0	1	-100.0	0	1	-100.0
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	103	129	-20.2	796	804	-1.0

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	0	2
100,000-149,999	1	1	0.0	6	5	20.0
150,000-199,999	3	4	-25.0	17	32	-46.9
200,000-249,999	4	5	-20.0	32	49	-34.7
250,000-299,999	5	13	-61.5	69	113	-38.9
300,000-349,999	9	17	-47.1	102	136	-25.0
350,000-399,999	21	23	-8.7	159	135	17.8
400,000-449,999	16	14	14.3	117	82	42.7
450,000-499,999	6	15	-60.0	78	90	-13.3
500,000-549,999	6	5	20.0	43	38	13.2
550,000-599,999	6	8	-25.0	62	46	34.8
600,000-649,999	1	5	-80.0	23	22	4.5
650,000-699,999	4	3	33.3	27	22	22.7
700,000-749,999	4	2	100.0	12	9	33.3
750,000-799,999	0	3	-100.0	13	21	-38.1
800,000-849,999	0	1	-100.0	13	7	85.7
850,000-899,999	1	1	0.0	9	10	-10.0
900,000-949,999	0	1	-100.0	4	4	0.0
950,000-999,999	1	1	0.0	6	10	-40.0
1,000,000-1,099,999	0	0	0.0	2	1	100.0
1,100,000-1,199,999	0	3	-100.0	0	7	-100.0
1,200,000-1,299,999	1	0	N/A	5	4	25.0
1,300,000-1,399,999	1	1	0.0	6	1	500.0
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	1	-100.0	0	1	-100.0
1,700,000-1,799,999	1	0	N/A	2	1	100.0
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	91	127	-28.3	809	848	-4.6

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	0	0.0	0
100,000-149,999	2	4	-50.0	7	8	-12.5	100,000-149,999	0	1	-100.0	6	6	0.0
150,000-199,999	7	8	-12.5	32	47	-31.9	150,000-199,999	2	8	-75.0	22	37	-40.5
200,000-249,999	15	10	50.0	49	60	-18.3	200,000-249,999	2	6	-66.7	40	55	-27.3
250,000-299,999	29	10	190.0	108	140	-22.9	250,000-299,999	6	17	-64.7	87	122	-28.7
300,000-349,999	37	15	146.7	156	169	-7.7	300,000-349,999	13	22	-40.9	136	145	-6.2
350,000-399,999	59	42	40.5	238	192	24.0	350,000-399,999	29	34	-14.7	196	184	6.5
400,000-449,999	46	16	187.5	172	113	52.2	400,000-449,999	21	19	10.5	156	104	50.0
450,000-499,999	44	16	175.0	147	125	17.6	450,000-499,999	18	24	-25.0	124	114	8.8
500,000-549,999	24	11	118.2	82	58	41.4	500,000-549,999	13	10	30.0	75	53	41.5
550,000-599,999	38	18	111.1	122	70	74.3	550,000-599,999	12	19	-36.8	99	66	50.0
600,000-649,999	14	10	40.0	48	34	41.2	600,000-649,999	5	6	-16.7	41	31	32.3
650,000-699,999	25	16	56.3	61	44	38.6	650,000-699,999	8	6	33.3	49	41	19.5
700,000-749,999	9	5	80.0	25	15	66.7	700,000-749,999	3	0	N/A	21	12	75.0
750,000-799,999	12	7	71.4	31	32	-3.1	750,000-799,999	5	3	66.7	25	29	-13.8
800,000-849,999	11	7	57.1	31	15	106.7	800,000-849,999	1	2	-50.0	21	13	61.5
850,000-899,999	10	8	25.0	22	20	10.0	850,000-899,999	0	5	-100.0	15	18	-16.7
900,000-949,999	4	5	-20.0	8	9	-11.1	900,000-949,999	1	5	-80.0	7	8	-12.5
950,000-999,999	8	4	100.0	16	17	-5.9	950,000-999,999	2	1	100.0	12	13	-7.7
1,000,000-1,099,999	3	1	200.0	6	2	200.0	1,000,000-1,099,999	1	0	N/A	2	2	0.0
1,100,000-1,199,999	4	3	33.3	5	13	-61.5	1,100,000-1,199,999	0	3	-100.0	3	8	-62.5
1,200,000-1,299,999	10	4	150.0	17	9	88.9	1,200,000-1,299,999	1	1	0.0	14	8	75.0
1,300,000-1,399,999	5	1	400.0	14	2	600.0	1,300,000-1,399,999	1	0	N/A	10	2	400.0
1,400,000-1,499,999	1	3	-66.7	4	4	0.0	1,400,000-1,499,999	1	2	-50.0	3	3	0.0
1,500,000-1,599,999	1	4	-75.0	3	7	-57.1	1,500,000-1,599,999	0	2	-100.0	2	6	-66.7
1,600,000-1,699,999	1	2	-50.0	4	5	-20.0	1,600,000-1,699,999	2	1	100.0	2	5	-60.0
1,700,000-1,799,999	1	2	-50.0	3	3	0.0	1,700,000-1,799,999	0	0	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	2	-50.0	2,250,000-2,499,999	0	1	-100.0	0	2	-100.0
2,500,000-2,749,999	2	0	N/A	2	0	N/A	2,500,000-2,749,999	0	0	0.0	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	1	0	N/A	1	0	N/A	4,000,000-4,249,999	1	0	N/A	1	0	N/A
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	427	234	82.5	1421	1219	16.6	Totals	148	198	-25.3	1179	1093	7.9

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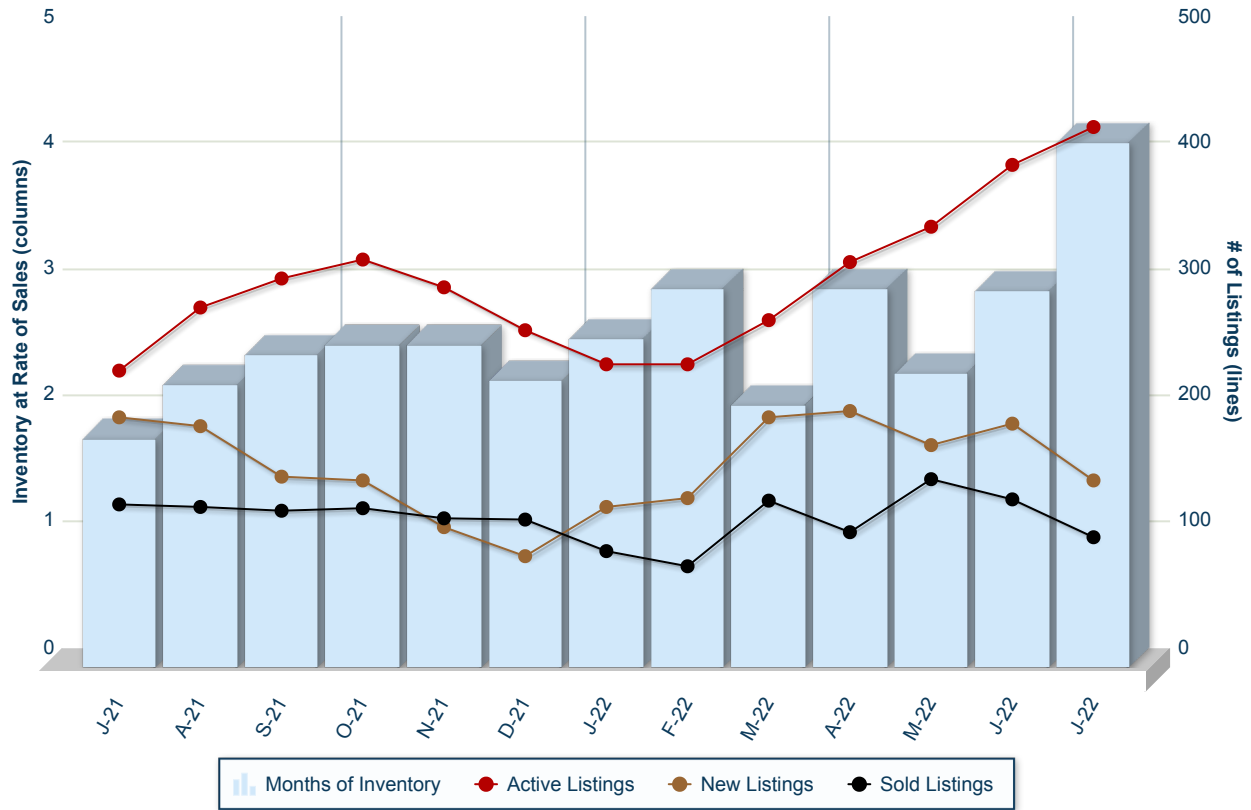
Josephine Co Year Over Year Comparison

Activity between 7/1/2022 and 7/31/2022

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	44	84	+90	18	10	-44	6	7	+16	14	12	-14	5,342,426	4,400,000	-17	381,601	366,666	-3	352,450	355,000	+0	100	95	-5
Grants Pass	313	372	+18	165	128	-22	114	84	-26	105	86	-18	48,268,483	40,421,219	-16	459,699	470,014	+2	420,000	412,500	-	100	97	-3
Kerby	3	3	0	1	0	-	1	1	0	1	0	-	375,000	0	-	375,000	0	-	375,000	0	-	94	0	-
Merlin	8	17	+112	4	2	-50	1	2	+100	6	2	-66	4,098,500	891,900	-78	683,083	445,950	-34	654,950	445,950	-	102	99	-2
O'Brien	7	4	-42	1	0	-	0	0	0	1	0	-	349,000	0	-	349,000	0	-	349,000	0	-	100	0	-
Selma	14	28	+100	5	5	0	2	0	-	1	0	-	450,000	0	-	450,000	0	-	450,000	0	-	112	0	-
Sunny Valley	2	1	-50	1	0	-	1	0	-	0	1	+	0	495,900	+	0	495,900	+	0	495,900	+	0	99	+
Wilderville	5	11	+120	1	1	0	0	0	0	1	1	0	779,000	328,000	-57	779,000	328,000	-57	779,000	328,000	-	97	100	+3
Wolf Creek	11	15	+36	2	1	-50	2	0	-	1	4	+300	499,000	1,572,000	+215	499,000	393,000	-21	499,000	376,000	-	106	95	-10
Totals	407	535	+31	198	147	-26	127	94	-26	130	106	-18	60,161,409	48,109,019	-20	462,780	453,859	-2	430,000	400,000	-7	101	98	-3
Grand Totals	407	535	+31	198	147	-26	127	94	-26	130	106	-18	60,161,409	48,109,019	-20	462,780	453,859	-2	430,000	400,000	-7	101	98	-3

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Josephine Co Inventory for 07/1/2021 - 07/31/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Jul - 2022	428	148	103	4.16
Jun - 2022	398	193	133	2.99
May - 2022	349	176	149	2.34
Apr - 2022	321	203	107	3.00
Mar - 2022	275	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

Keybox Activity Report



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

Keybox Accesses	Jul 21	Jul 22	Change
	7488	7999	6.8%

