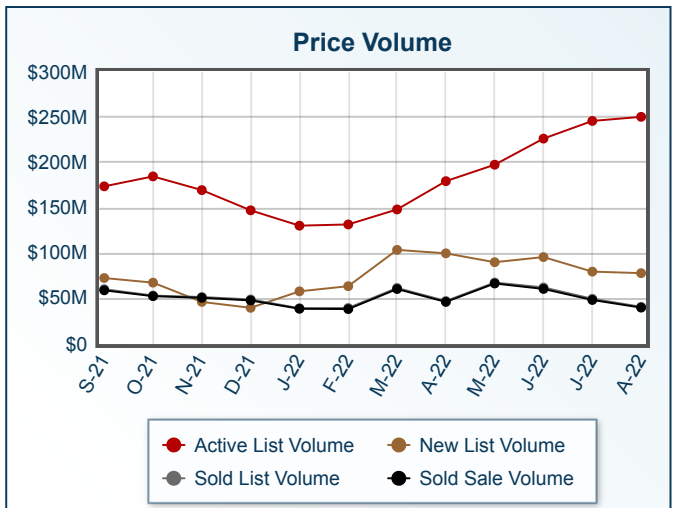
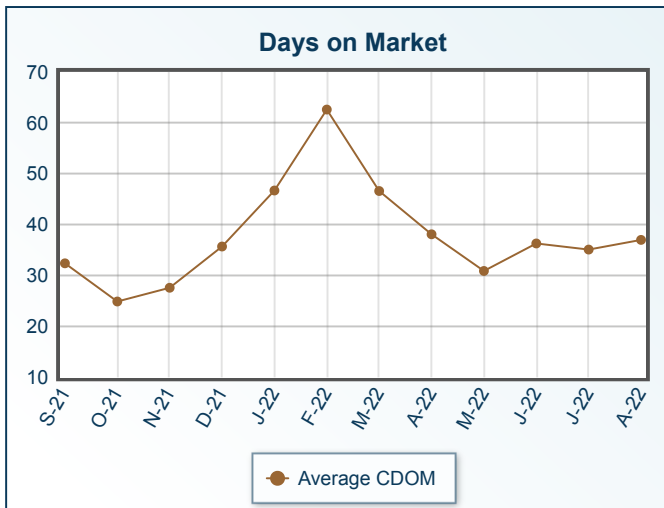
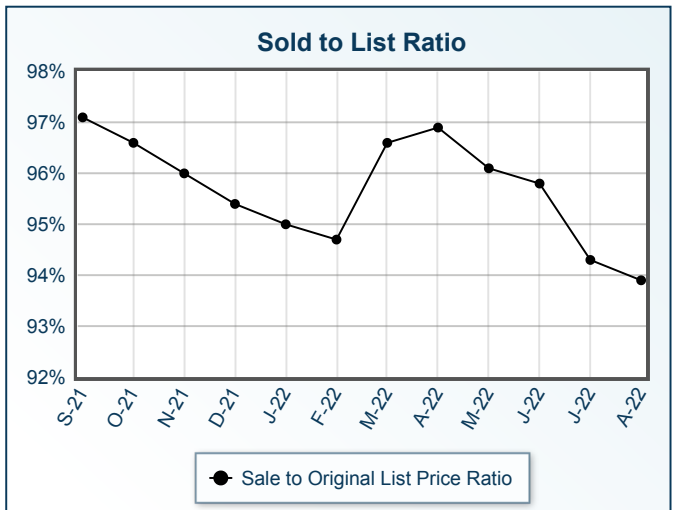
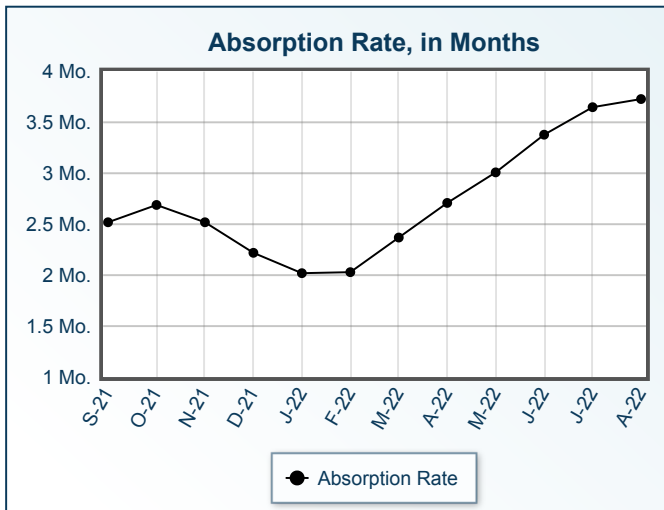
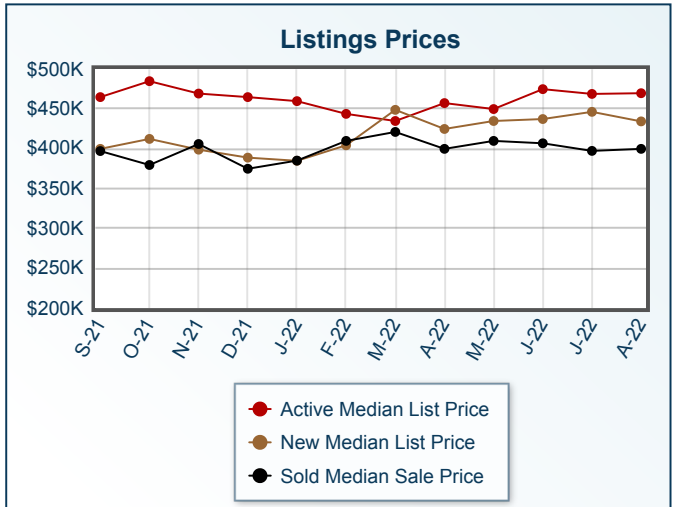
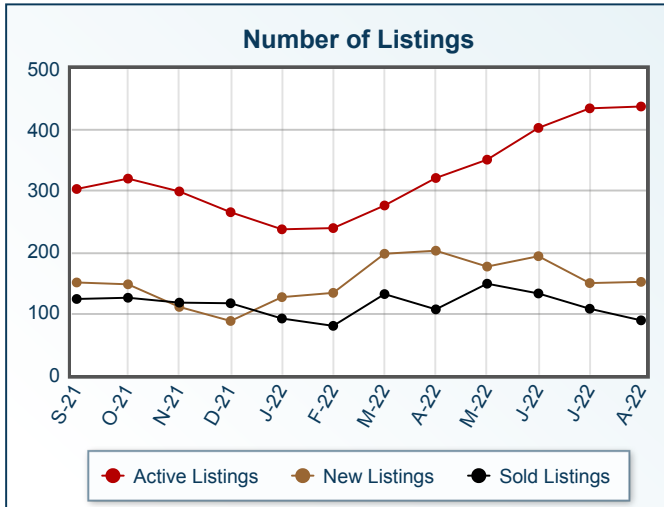


Market Summary

Josephine Co Residential, August 2022



Summary Statistics						
	Aug-22	Aug-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	3.73	2.34	59.40	2.86	1.49	91.95
Average List Price	\$570,492	\$573,020	-0.44	\$508,768	\$476,652	6.74
Median List Price	\$469,900	\$485,000	-3.11	\$435,000	\$400,000	8.75
Average Sale Price	\$451,488	\$466,582	-3.24	\$450,400	\$418,684	7.58
Median Sale Price	\$400,000	\$405,000	-1.23	\$402,650	\$375,000	7.37
Average CDOM	37	22	68.18	40	26	53.85
Median CDOM	21	9	133.33	17	7	142.86

	Sold Listings			Year to Date		
	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
0-99,999	0	0	0.0	3	6	-50.0
100,000-149,999	0	1	-100.0	9	10	-10.0
150,000-199,999	1	3	-66.7	18	30	-40.0
200,000-249,999	2	6	-66.7	31	58	-46.6
250,000-299,999	9	6	50.0	73	120	-39.2
300,000-349,999	14	24	-41.7	130	151	-13.9
350,000-399,999	15	22	-31.8	155	155	0.0
400,000-449,999	16	8	100.0	136	97	40.2
450,000-499,999	6	16	-62.5	81	88	-8.0
500,000-549,999	8	5	60.0	58	44	31.8
550,000-599,999	7	9	-22.2	57	47	21.3
600,000-649,999	3	7	-57.1	31	31	0.0
650,000-699,999	2	5	-60.0	28	15	86.7
700,000-749,999	1	3	-66.7	16	21	-23.8
750,000-799,999	0	4	-100.0	13	15	-13.3
800,000-849,999	0	3	-100.0	16	13	23.1
850,000-899,999	2	0	N/A	9	6	50.0
900,000-949,999	0	1	-100.0	5	3	66.7
950,000-999,999	1	1	0.0	5	8	-37.5
1,000,000-1,099,999	0	0	0.0	2	4	-50.0
1,100,000-1,199,999	0	2	-100.0	4	5	-20.0
1,200,000-1,299,999	1	0	N/A	5	2	150.0
1,300,000-1,399,999	1	1	0.0	2	1	100.0
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	2	0	N/A
1,700,000-1,799,999	0	0	0.0	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	89	127	-29.9	890	931	-4.4

	Pending Listings			Year to Date		
	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
0-99,999	0	0	0.0	0	2	-100.0
100,000-149,999	0	3	-100.0	6	8	-25.0
150,000-199,999	3	3	0.0	19	35	-45.7
200,000-249,999	2	4	-50.0	34	53	-35.8
250,000-299,999	12	12	0.0	82	125	-34.4
300,000-349,999	17	16	6.3	117	152	-23.0
350,000-399,999	22	23	-4.3	180	158	13.9
400,000-449,999	13	15	-13.3	125	97	28.9
450,000-499,999	16	15	6.7	94	105	-10.5
500,000-549,999	6	9	-33.3	49	47	4.3
550,000-599,999	9	8	12.5	70	54	29.6
600,000-649,999	4	3	33.3	27	25	8.0
650,000-699,999	4	4	0.0	30	26	15.4
700,000-749,999	0	3	-100.0	10	12	-16.7
750,000-799,999	4	2	100.0	17	23	-26.1
800,000-849,999	1	0	N/A	13	7	85.7
850,000-899,999	0	1	-100.0	9	11	-18.2
900,000-949,999	1	2	-50.0	5	6	-16.7
950,000-999,999	0	0	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	1	-100.0	0	8	-100.0
1,200,000-1,299,999	0	0	0.0	5	4	25.0
1,300,000-1,399,999	0	0	0.0	4	1	300.0
1,400,000-1,499,999	0	0	0.0	1	0	N/A
1,500,000-1,599,999	0	1	-100.0	0	1	-100.0
1,600,000-1,699,999	0	0	0.0	0	1	-100.0
1,700,000-1,799,999	0	0	0.0	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	114	125	-8.8	908	973	-6.7

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	1	2	-50.0	7	9	-22.2	100,000-149,999	0	1	-100.0	6	7	-14.3
150,000-199,999	13	9	44.4	40	49	-18.4	150,000-199,999	4	2	100.0	30	39	-23.1
200,000-249,999	12	13	-7.7	52	69	-24.6	200,000-249,999	5	9	-44.4	43	64	-32.8
250,000-299,999	34	16	112.5	128	157	-18.5	250,000-299,999	12	17	-29.4	107	139	-23.0
300,000-349,999	38	18	111.1	171	186	-8.1	300,000-349,999	17	17	0.0	152	162	-6.2
350,000-399,999	60	46	30.4	267	232	15.1	350,000-399,999	23	40	-42.5	224	224	0.0
400,000-449,999	45	25	80.0	190	133	42.9	400,000-449,999	23	20	15.0	174	124	40.3
450,000-499,999	45	25	80.0	164	149	10.1	450,000-499,999	20	24	-16.7	141	138	2.2
500,000-549,999	32	14	128.6	97	72	34.7	500,000-549,999	8	14	-42.9	90	67	34.3
550,000-599,999	35	25	40.0	132	84	57.1	550,000-599,999	14	14	0.0	109	80	36.3
600,000-649,999	19	10	90.0	55	38	44.7	600,000-649,999	4	4	0.0	48	35	37.1
650,000-699,999	19	15	26.7	59	49	20.4	650,000-699,999	3	5	-40.0	46	46	0.0
700,000-749,999	8	7	14.3	24	22	9.1	700,000-749,999	1	7	-85.7	21	19	10.5
750,000-799,999	12	12	0.0	36	39	-7.7	750,000-799,999	3	7	-57.1	30	36	-16.7
800,000-849,999	10	5	100.0	31	16	93.8	800,000-849,999	1	1	0.0	21	14	50.0
850,000-899,999	12	10	20.0	27	22	22.7	850,000-899,999	4	2	100.0	20	20	0.0
900,000-949,999	4	4	0.0	8	10	-20.0	900,000-949,999	0	1	-100.0	7	9	-22.2
950,000-999,999	8	3	166.7	16	17	-5.9	950,000-999,999	1	0	N/A	12	13	-7.7
1,000,000-1,099,999	3	2	50.0	6	3	100.0	1,000,000-1,099,999	0	1	-100.0	2	3	-33.3
1,100,000-1,199,999	5	4	25.0	9	14	-35.7	1,100,000-1,199,999	3	1	200.0	7	9	-22.2
1,200,000-1,299,999	6	5	20.0	18	11	63.6	1,200,000-1,299,999	1	2	-50.0	14	10	40.0
1,300,000-1,399,999	3	1	200.0	13	3	333.3	1,300,000-1,399,999	1	1	0.0	10	3	233.3
1,400,000-1,499,999	1	2	-50.0	4	5	-20.0	1,400,000-1,499,999	1	1	0.0	3	4	-25.0
1,500,000-1,599,999	2	3	-33.3	4	7	-42.9	1,500,000-1,599,999	0	0	0.0	3	6	-50.0
1,600,000-1,699,999	3	3	0.0	5	5	0.0	1,600,000-1,699,999	1	0	N/A	3	5	-40.0
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	1	0.0	2	2	0.0	1,800,000-1,899,999	0	0	0.0	1	1	0.0
1,900,000-1,999,999	2	0	N/A	3	0	N/A	1,900,000-1,999,999	1	0	N/A	3	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	1	-100.0	1	2	-50.0	2,250,000-2,499,999	0	0	0.0	0	2	-100.0
2,500,000-2,749,999	2	0	N/A	2	0	N/A	2,500,000-2,749,999	1	0	N/A	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	0	0	0.0	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	439	283	55.1	1577	1410	11.8	Totals	152	191	-20.4	1335	1284	4.0

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Josephine Co Year Over Year Comparison

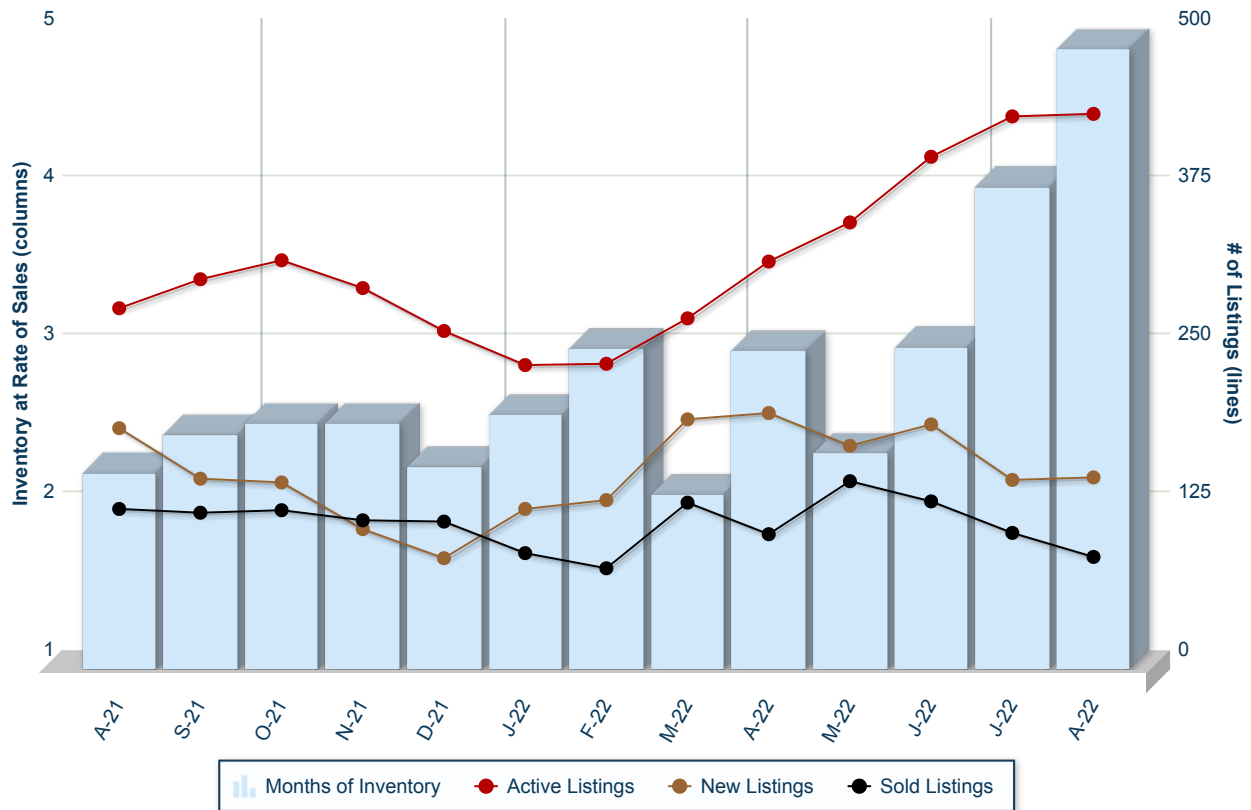
Activity between 8/1/2022 and 8/31/2022

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	53	85	+60	19	20	+5	12	8	-33	5	7	+40	1,258,001	2,635,865	+109	251,600	376,552	+49	240,001	330,865	+37	98	99	+1	
Grants Pass	326	387	+18	146	109	-25	101	94	-6	112	76	-32	52,660,775	35,992,894	-31	470,185	473,590	+0	402,500	417,500	+3	99	98	-1	
Kerby	3	3	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	13	24	+84	6	9	+50	3	4	+33	2	4	+100	1,223,700	1,711,000	+39	611,850	427,750	-30	611,850	438,000	-	101	92	-8	
O'Brien	7	5	-28	1	1	0	2	1	-50	1	0	-	140,000	0	-	140,000	0	-	140,000	0	-	80	0	-	
Selma	18	29	+61	7	5	-28	3	3	0	3	1	-66	1,239,000	355,000	-71	413,000	355,000	-14	417,000	355,000	-	100	88	-12	
Sunny Valley	1	2	+100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	10	14	+40	5	2	-60	1	1	0	1	1	0	752,000	302,700	-59	752,000	302,700	-59	752,000	302,700	-	97	90	-7	
Wolf Creek	9	20	+122	0	5	+	2	3	+50	1	1	0	246,500	275,000	+11	246,500	275,000	+11	246,500	275,000	+11	102	96	-5	
Totals	440	569	+29	185	152	-18	124	114	-8	125	90	-28	57,519,976	41,272,460	-28	460,160	458,583	-0	389,000	407,500	+5	99	98	-1	
Grand Totals	440	569	+29	185	152	-18	124	114	-8	125	90	-28	57,519,976	41,272,460	-28	460,160	458,583	-0	389,000	407,500	+5	99	98	-1	

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Josephine Co Inventory for 08/1/2021 - 08/31/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Aug - 2022	440	152	89	4.94
Jul - 2022	438	150	108	4.06
Jun - 2022	406	194	133	3.05
May - 2022	354	177	149	2.38
Apr - 2022	323	203	107	3.02
Mar - 2022	278	198	132	2.11
Feb - 2022	242	134	80	3.03
Jan - 2022	241	127	92	2.62
Dec - 2021	268	88	117	2.29
Nov - 2021	302	111	118	2.56
Oct - 2021	324	148	126	2.57
Sep - 2021	309	151	124	2.49
Aug - 2021	286	191	127	2.25

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Keybox Activity Report



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

Keybox Accesses	Aug 21	Aug 22	Change
	7097	8416	18.6%

