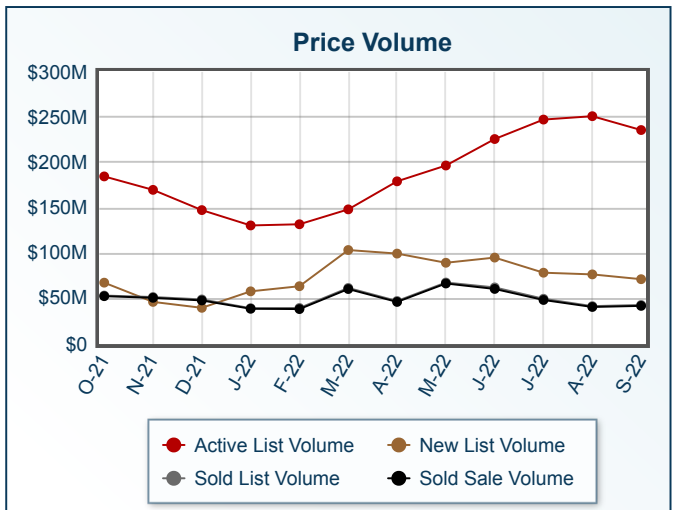
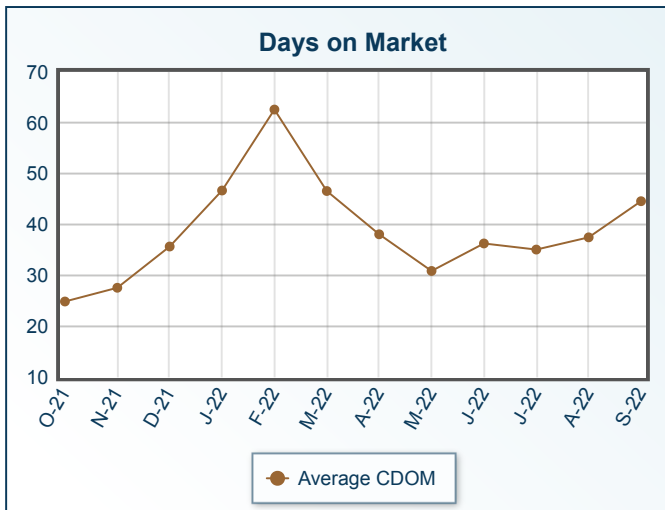
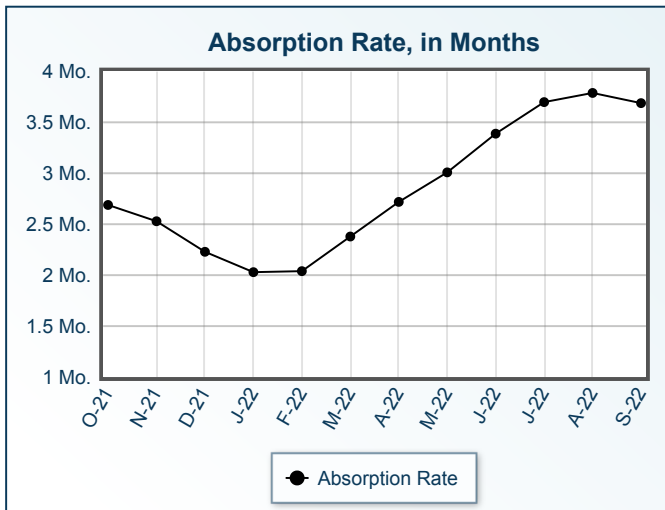
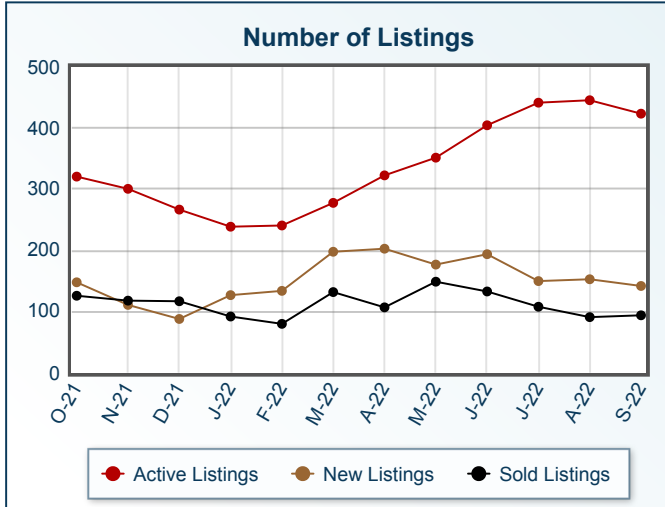


Market Summary

Josephine Co Residential, September 2022



Summary Statistics						
	Sep-22	Sep-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	3.69	2.52	46.43	2.97	1.6	85.63
Average List Price	\$556,359	\$571,851	-2.71	\$505,426	\$477,162	5.92
Median List Price	\$459,950	\$465,000	-1.09	\$434,500	\$400,000	8.62
Average Sale Price	\$447,691	\$477,730	-6.29	\$449,932	\$425,624	5.71
Median Sale Price	\$403,000	\$397,250	1.45	\$402,250	\$375,000	7.27
Average CDOM	44	32	37.50	41	27	51.85
Median CDOM	23	11	109.09	18	7	157.14

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	3	6
100,000-149,999	1	2	-50.0	10	12	-16.7
150,000-199,999	3	2	50.0	21	32	-34.4
200,000-249,999	4	3	33.3	35	61	-42.6
250,000-299,999	10	9	11.1	83	129	-35.7
300,000-349,999	8	16	-50.0	139	167	-16.8
350,000-399,999	20	33	-39.4	176	188	-6.4
400,000-449,999	13	8	62.5	149	105	41.9
450,000-499,999	9	9	0.0	90	97	-7.2
500,000-549,999	6	10	-40.0	64	54	18.5
550,000-599,999	5	3	66.7	62	50	24.0
600,000-649,999	3	8	-62.5	34	39	-12.8
650,000-699,999	4	4	0.0	32	19	68.4
700,000-749,999	0	5	-100.0	16	26	-38.5
750,000-799,999	3	4	-25.0	16	19	-15.8
800,000-849,999	2	1	100.0	18	14	28.6
850,000-899,999	0	1	-100.0	9	7	28.6
900,000-949,999	1	1	0.0	6	4	50.0
950,000-999,999	0	1	-100.0	5	9	-44.4
1,000,000-1,099,999	0	0	0.0	2	4	-50.0
1,100,000-1,199,999	1	2	-50.0	5	7	-28.6
1,200,000-1,299,999	0	0	0.0	5	2	150.0
1,300,000-1,399,999	0	1	-100.0	2	2	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	1	1	0.0	2	1	100.0
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	94	124	-24.2	986	1055	-6.5

	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	0	0.0	0	2
100,000-149,999	0	0	0.0	6	8	-25.0
150,000-199,999	2	2	0.0	21	37	-43.2
200,000-249,999	3	7	-57.1	37	60	-38.3
250,000-299,999	8	7	14.3	89	132	-32.6
300,000-349,999	16	14	14.3	132	166	-20.5
350,000-399,999	24	34	-29.4	204	192	6.3
400,000-449,999	19	13	46.2	143	110	30.0
450,000-499,999	8	13	-38.5	102	118	-13.6
500,000-549,999	12	9	33.3	59	56	5.4
550,000-599,999	7	7	0.0	77	61	26.2
600,000-649,999	4	0	N/A	31	25	24.0
650,000-699,999	5	1	400.0	34	27	25.9
700,000-749,999	1	3	-66.7	11	15	-26.7
750,000-799,999	5	1	400.0	21	24	-12.5
800,000-849,999	1	2	-50.0	14	9	55.6
850,000-899,999	1	1	0.0	10	12	-16.7
900,000-949,999	0	1	-100.0	5	7	-28.6
950,000-999,999	0	0	0.0	5	10	-50.0
1,000,000-1,099,999	0	1	-100.0	2	2	0.0
1,100,000-1,199,999	2	1	100.0	2	9	-77.8
1,200,000-1,299,999	1	0	N/A	6	4	50.0
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	0	0.0	0	1	-100.0
1,600,000-1,699,999	1	0	N/A	1	1	0.0
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	120	117	2.6	1020	1090	-6.4

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	1	0.0	7	9	-22.2	100,000-149,999	0	0	0.0	6	7	-14.3
150,000-199,999	11	8	37.5	42	53	-20.8	150,000-199,999	2	4	-50.0	32	43	-25.6
200,000-249,999	13	15	-13.3	55	75	-26.7	200,000-249,999	1	6	-83.3	46	70	-34.3
250,000-299,999	36	23	56.5	145	171	-15.2	250,000-299,999	13	14	-7.1	123	153	-19.6
300,000-349,999	32	22	45.5	180	209	-13.9	300,000-349,999	9	23	-60.9	161	185	-13.0
350,000-399,999	66	51	29.4	300	260	15.4	350,000-399,999	28	28	0.0	257	252	2.0
400,000-449,999	45	26	73.1	207	150	38.0	400,000-449,999	16	17	-5.9	191	141	35.5
450,000-499,999	40	27	48.1	176	162	8.6	450,000-499,999	12	13	-7.7	153	151	1.3
500,000-549,999	33	10	230.0	108	77	40.3	500,000-549,999	14	5	180.0	101	72	40.3
550,000-599,999	33	29	13.8	148	97	52.6	550,000-599,999	18	13	38.5	125	93	34.4
600,000-649,999	17	10	70.0	59	42	40.5	600,000-649,999	3	4	-25.0	52	39	33.3
650,000-699,999	15	13	15.4	65	55	18.2	650,000-699,999	10	6	66.7	52	52	0.0
700,000-749,999	10	6	66.7	29	23	26.1	700,000-749,999	4	1	300.0	26	20	30.0
750,000-799,999	19	10	90.0	43	43	0.0	750,000-799,999	3	4	-25.0	37	40	-7.5
800,000-849,999	6	7	-14.3	31	20	55.0	800,000-849,999	3	4	-25.0	21	18	16.7
850,000-899,999	10	11	-9.1	25	24	4.2	850,000-899,999	1	2	-50.0	18	22	-18.2
900,000-949,999	4	3	33.3	10	10	0.0	900,000-949,999	0	0	0.0	9	9	0.0
950,000-999,999	5	3	66.7	16	18	-11.1	950,000-999,999	1	1	0.0	12	14	-14.3
1,000,000-1,099,999	1	2	-50.0	5	4	25.0	1,000,000-1,099,999	0	1	-100.0	1	4	-75.0
1,100,000-1,199,999	6	4	50.0	12	15	-20.0	1,100,000-1,199,999	2	1	100.0	10	10	0.0
1,200,000-1,299,999	5	7	-28.6	18	12	50.0	1,200,000-1,299,999	2	1	100.0	14	11	27.3
1,300,000-1,399,999	3	2	50.0	13	3	333.3	1,300,000-1,399,999	0	0	0.0	10	3	233.3
1,400,000-1,499,999	2	4	-50.0	4	7	-42.9	1,400,000-1,499,999	0	2	-100.0	3	6	-50.0
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	2	3	-33.3	5	5	0.0	1,600,000-1,699,999	0	0	0.0	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	0	0	0.0	3	0	N/A
2,000,000-2,249,999	1	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	3	-66.7	2,250,000-2,499,999	0	1	-100.0	0	3	-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	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	424	304	39.5	1721	1561	10.2	Totals	142	151	-6.0	1478	1435	3.0

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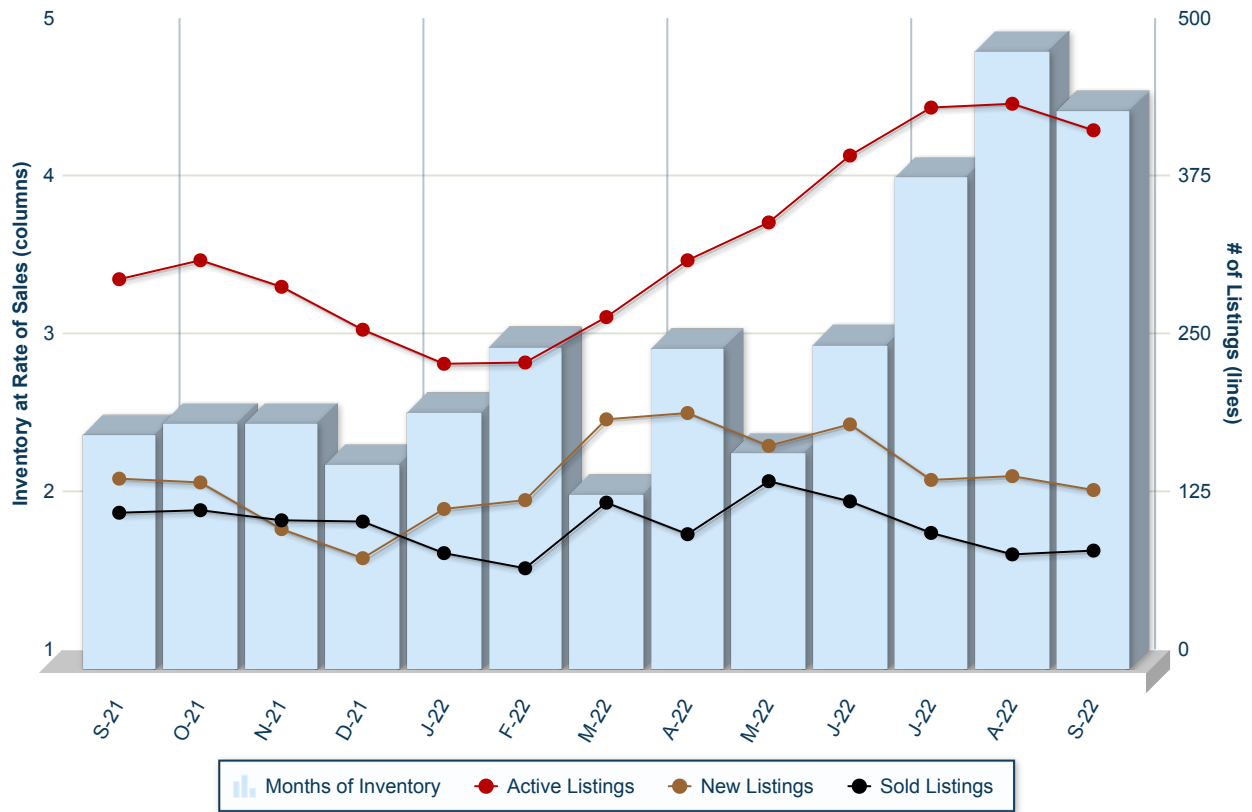
Josephine Co Year Over Year Comparison

Activity between 9/1/2022 and 9/30/2022

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	46	86	+86	7	14	+100	5	11	+120	12	5	-58	3,877,400	1,656,750	-57	323,116	331,350	+2	307,000	299,000	-	87	97	+11
Grants Pass	345	373	+8	132	105	-20	103	98	-4	106	81	-23	53,111,164	36,614,161	-31	501,048	452,026	-9	422,450	400,000	-	98	97	-1
Kerby	3	3	0	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	14	24	+71	5	6	+20	2	4	+100	3	3	0	1,505,000	1,920,000	+27	501,666	640,000	+27	430,000	660,000	+53	99	95	-4
O'Brien	5	3	-40	1	0	-	1	0	-	1	1	0	799,900	200,000	-74	799,900	200,000	-74	799,900	200,000	-	100	88	-12
Selma	18	27	+50	5	6	+20	3	3	0	2	2	0	828,900	767,000	-7	414,450	383,500	-7	414,450	383,500	-	100	99	-1
Sunny Valley	1	2	+100	0	0	0	0	1	+	1	0	-	545,000	0	-	545,000	0	-	545,000	0	-	118	0	-
Wilderville	10	14	+40	1	2	+100	3	1	-66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wolf Creek	8	19	+137	1	4	+300	1	0	-	1	2	+100	510,000	360,000	-29	510,000	180,000	-64	510,000	180,000	-	98	100	+2
Totals	450	551	+22	152	138	-9	118	118	0	126	94	-25	61,177,364	41,517,911	-32	485,535	441,680	-9	399,450	397,950	-0	98	98	0
Grand Totals	450	551	+22	152	138	-9	118	118	0	126	94	-25	61,177,364	41,517,911	-32	485,535	441,680	-9	399,450	397,950	-0	98	98	0

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Josephine Co Inventory for 09/1/2021 - 09/30/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Sep - 2022	427	142	94	4.54
Aug - 2022	448	153	91	4.92
Jul - 2022	445	150	108	4.12
Jun - 2022	407	194	133	3.06
May - 2022	354	177	149	2.38
Apr - 2022	324	203	107	3.03
Mar - 2022	279	198	132	2.11
Feb - 2022	243	134	80	3.04
Jan - 2022	242	127	92	2.63
Dec - 2021	269	88	117	2.30
Nov - 2021	303	111	118	2.57
Oct - 2021	324	148	126	2.57
Sep - 2021	309	151	124	2.49

Keybox Activity Report



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

Keybox Accesses	Sep 21	Sep 22	Change
	7188	6903	-4.0%

