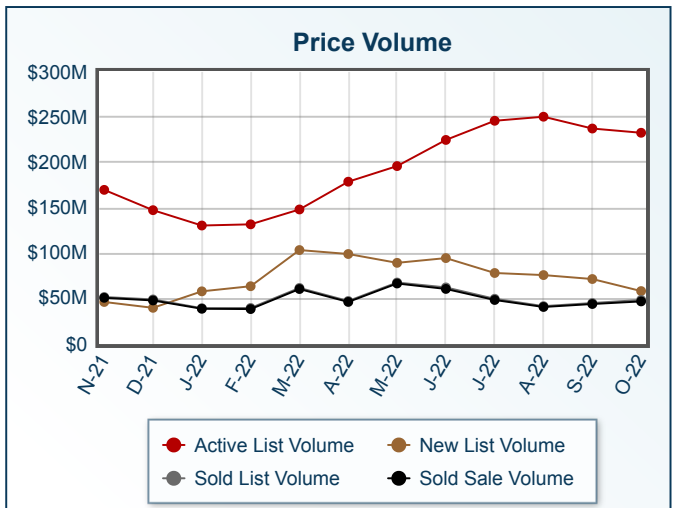
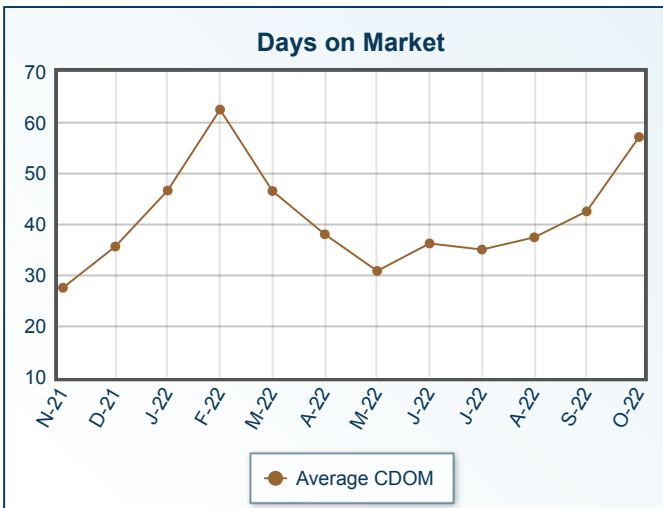
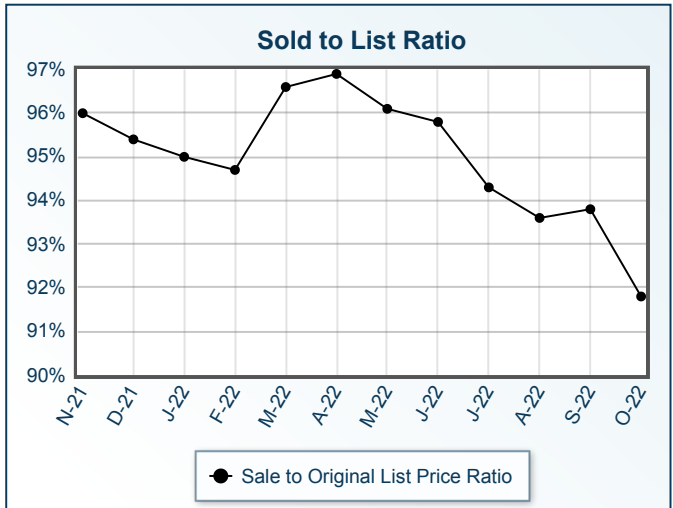
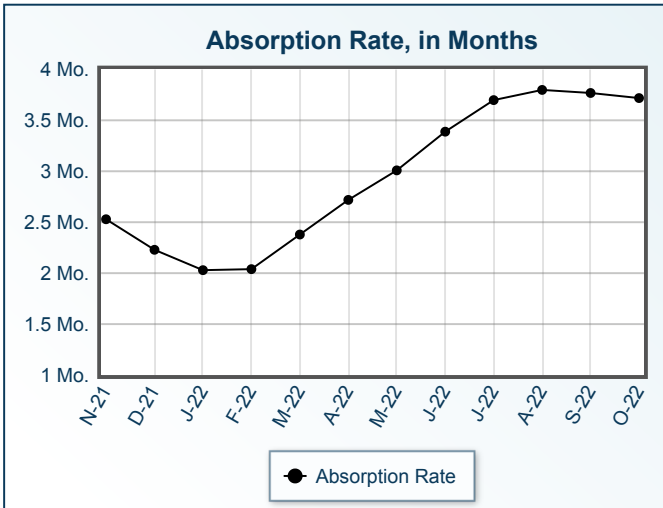
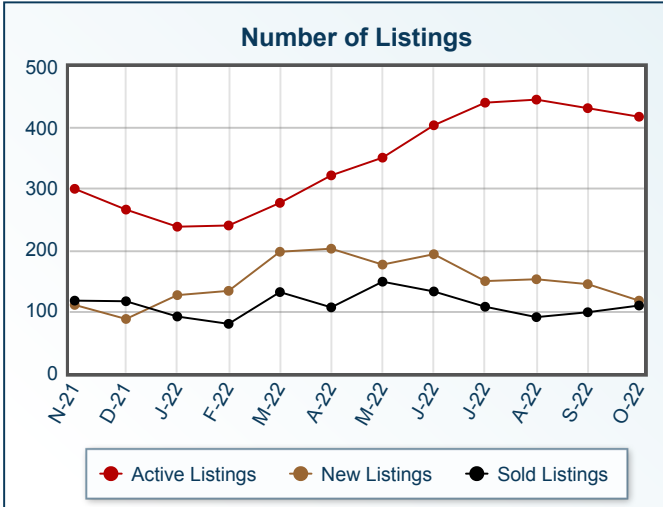


Market Summary

Josephine Co Residential, October 2022



Summary Statistics						
	Oct-22	Oct-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	3.72	2.69	38.29	3.06	1.71	78.95
Average List Price	\$555,806	\$575,631	-3.44	\$502,790	\$475,433	5.75
Median List Price	\$465,000	\$484,999	-4.12	\$429,900	\$400,000	7.48
Average Sale Price	\$427,401	\$418,863	2.04	\$447,507	\$424,903	5.32
Median Sale Price	\$397,500	\$379,750	4.67	\$402,000	\$376,500	6.77
Average CDOM	57	24	137.50	42	27	55.56
Median CDOM	33	11	200.00	19	8	137.50

	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	1	0.0	12	13	-7.7
150,000-199,999	3	3	0.0	24	35	-31.4
200,000-249,999	4	5	-20.0	39	66	-40.9
250,000-299,999	8	14	-42.9	91	143	-36.4
300,000-349,999	20	18	11.1	159	185	-14.1
350,000-399,999	20	30	-33.3	196	218	-10.1
400,000-449,999	12	15	-20.0	164	120	36.7
450,000-499,999	9	13	-30.8	99	110	-10.0
500,000-549,999	11	7	57.1	75	61	23.0
550,000-599,999	8	10	-20.0	70	60	16.7
600,000-649,999	7	0	N/A	41	39	5.1
650,000-699,999	5	3	66.7	38	22	72.7
700,000-749,999	0	2	-100.0	16	28	-42.9
750,000-799,999	1	1	0.0	17	20	-15.0
800,000-849,999	0	0	0.0	18	14	28.6
850,000-899,999	0	1	-100.0	9	8	12.5
900,000-949,999	0	1	-100.0	6	5	20.0
950,000-999,999	0	0	0.0	5	9	-44.4
1,000,000-1,099,999	0	0	0.0	2	4	-50.0
1,100,000-1,199,999	0	2	-100.0	5	9	-44.4
1,200,000-1,299,999	1	0	N/A	6	2	200.0
1,300,000-1,399,999	0	0	0.0	2	2	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	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	110	126	-12.7	1101	1181	-6.8

	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	0	N/A	7	8	-12.5
150,000-199,999	4	1	300.0	25	38	-34.2
200,000-249,999	5	4	25.0	42	64	-34.4
250,000-299,999	14	18	-22.2	102	150	-32.0
300,000-349,999	14	17	-17.6	145	183	-20.8
350,000-399,999	18	20	-10.0	219	212	3.3
400,000-449,999	7	12	-41.7	148	122	21.3
450,000-499,999	8	13	-38.5	109	131	-16.8
500,000-549,999	6	6	0.0	64	62	3.2
550,000-599,999	7	14	-50.0	83	75	10.7
600,000-649,999	4	2	100.0	35	27	29.6
650,000-699,999	2	4	-50.0	36	31	16.1
700,000-749,999	2	0	N/A	13	15	-13.3
750,000-799,999	1	2	-50.0	22	26	-15.4
800,000-849,999	0	0	0.0	14	9	55.6
850,000-899,999	1	1	0.0	11	13	-15.4
900,000-949,999	1	0	N/A	6	7	-14.3
950,000-999,999	1	1	0.0	6	11	-45.5
1,000,000-1,099,999	0	1	-100.0	2	3	-33.3
1,100,000-1,199,999	0	0	0.0	2	9	-77.8
1,200,000-1,299,999	1	0	N/A	7	4	75.0
1,300,000-1,399,999	1	0	N/A	5	1	400.0
1,400,000-1,499,999	0	2	-100.0	1	2	-50.0
1,500,000-1,599,999	0	0	0.0	0	1	-100.0
1,600,000-1,699,999	0	0	0.0	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	98	118	-16.9	1108	1208	-8.3

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	1	2		-50.0	0-99,999	0	0	0.0	1
100,000-149,999	1	2	-50.0	7	10	-30.0	100,000-149,999	0	1	-100.0	6	8	-25.0
150,000-199,999	12	10	20.0	47	56	-16.1	150,000-199,999	2	3	-33.3	37	46	-19.6
200,000-249,999	9	11	-18.2	59	78	-24.4	200,000-249,999	4	3	33.3	50	73	-31.5
250,000-299,999	39	23	69.6	158	190	-16.8	250,000-299,999	11	19	-42.1	136	172	-20.9
300,000-349,999	28	27	3.7	197	225	-12.4	300,000-349,999	15	16	-6.2	177	201	-11.9
350,000-399,999	65	46	41.3	328	290	13.1	350,000-399,999	29	30	-3.3	286	282	1.4
400,000-449,999	41	25	64.0	218	163	33.7	400,000-449,999	13	13	0.0	202	154	31.2
450,000-499,999	48	35	37.1	188	183	2.7	450,000-499,999	10	21	-52.4	165	172	-4.1
500,000-549,999	37	13	184.6	124	85	45.9	500,000-549,999	11	8	37.5	117	80	46.3
550,000-599,999	30	30	0.0	146	107	36.4	550,000-599,999	7	10	-30.0	123	103	19.4
600,000-649,999	16	8	100.0	67	46	45.7	600,000-649,999	7	4	75.0	60	43	39.5
650,000-699,999	14	16	-12.5	64	61	4.9	650,000-699,999	0	6	-100.0	51	58	-12.1
700,000-749,999	15	7	114.3	36	27	33.3	700,000-749,999	4	4	0.0	33	24	37.5
750,000-799,999	13	13	0.0	43	44	-2.3	750,000-799,999	0	1	-100.0	37	41	-9.8
800,000-849,999	5	10	-50.0	29	22	31.8	800,000-849,999	1	2	-50.0	19	20	-5.0
850,000-899,999	12	10	20.0	27	26	3.8	850,000-899,999	0	2	-100.0	20	24	-16.7
900,000-949,999	1	3	-66.7	9	10	-10.0	900,000-949,999	0	0	0.0	8	9	-11.1
950,000-999,999	3	3	0.0	15	20	-25.0	950,000-999,999	0	2	-100.0	11	16	-31.2
1,000,000-1,099,999	3	3	0.0	7	6	16.7	1,000,000-1,099,999	1	2	-50.0	3	6	-50.0
1,100,000-1,199,999	7	4	75.0	13	16	-18.7	1,100,000-1,199,999	0	1	-100.0	11	11	0.0
1,200,000-1,299,999	4	7	-42.9	17	12	41.7	1,200,000-1,299,999	0	0	0.0	13	11	18.2
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	2	0.0	4	7	-42.9	1,400,000-1,499,999	1	0	N/A	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	0	1	-100.0	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	2	0	N/A	3	0	N/A	2,000,000-2,249,999	1	0	N/A	3	0	N/A
2,250,000-2,499,999	0	2	-100.0	1	3	-66.7	2,250,000-2,499,999	0	0	0.0	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	1	0	N/A	5,000,000+	1	0	N/A	1	0	N/A
Totals	419	321	30.5	1842	1709	7.8	Totals	118	148	-20.3	1599	1583	1.0

Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Oregon Datashare (KCAR\MLSCO\SOMLS) on Thursday, November 03, 2022 9:45 AM.

Josephine Co Year Over Year Comparison

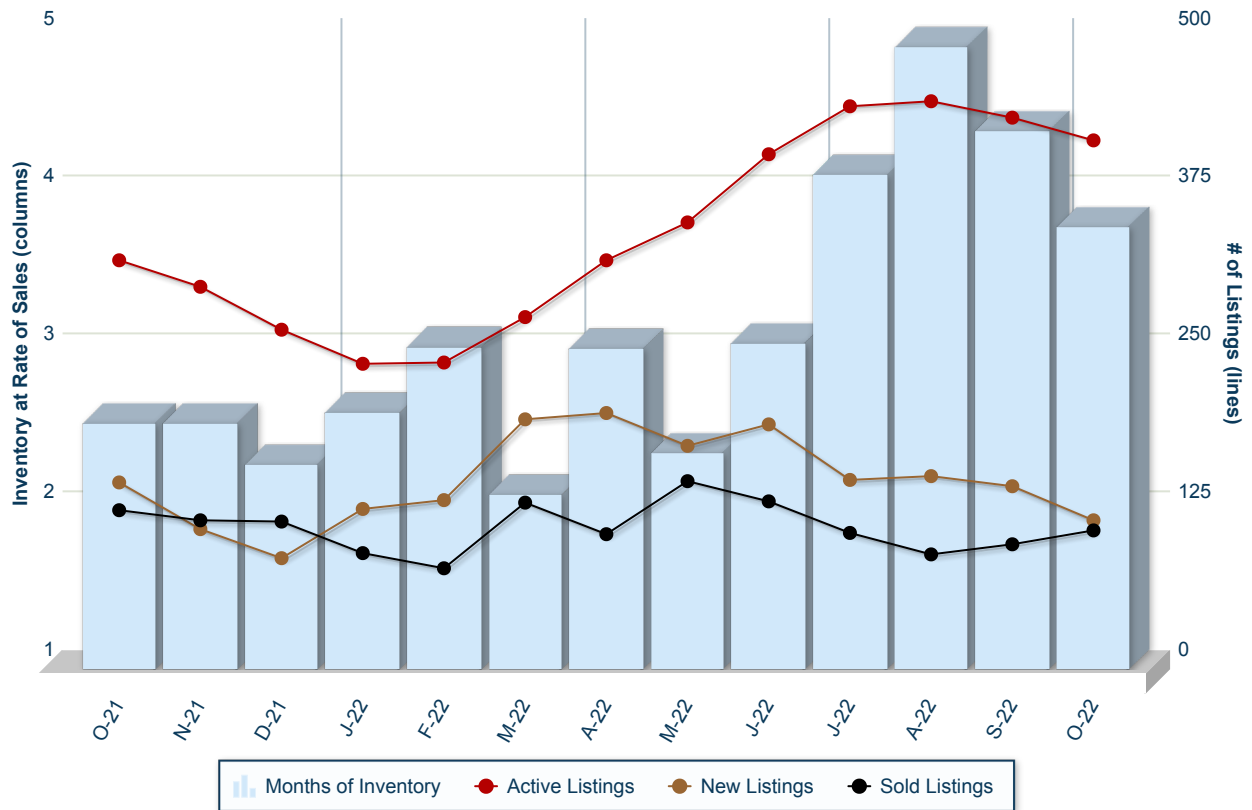
Activity between 10/1/2022 and 10/31/2022

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	48	83	+72	11	14	+27	2	7	+250	9	13	+44	3,128,000	3,949,700	+26	347,555	303,823	-12	359,000	325,000	-	99	96	-3
Grants Pass	344	363	+5	122	93	-23	113	74	-34	109	86	-21	46,937,200	39,028,949	-16	430,616	453,824	+5	385,000	418,750	+8	98	97	-1
Kerby	4	3	-25	1	0	-	0	0	0	1	1	0	127,500	225,000	+76	127,500	225,000	+76	127,500	225,000	+76	98	100	+2
Merlin	16	24	+50	5	5	0	2	7	+250	1	4	+300	520,000	1,194,000	+129	520,000	298,500	-42	520,000	295,000	-	100	98	-2
O'Brien	4	4	0	1	2	+100	0	1	+	1	0	-	375,000	0	-	375,000	0	-	375,000	0	-	100	0	-
Selma	20	24	+20	5	0	-	1	2	+100	2	2	0	785,000	630,000	-19	392,500	315,000	-19	392,500	315,000	-	96	84	-12
Sunny Valley	1	1	0	0	0	0	0	0	0	0	1	+	0	690,000	+	0	690,000	+	0	690,000	+	0	81	+
Wilderville	9	12	+33	3	0	-	0	0	0	1	1	0	252,000	375,000	+48	252,000	375,000	+48	252,000	375,000	+48	100	98	-2
Wolf Creek	8	21	+162	1	2	+100	2	5	+150	3	1	-66	970,000	412,500	-57	323,333	412,500	+27	300,000	412,500	+37	100	97	-3
Totals	454	535	+18	149	116	-22	120	96	-20	127	109	-14	53,094,700	46,505,149	-12	418,069	426,653	+2	380,000	395,000	+4	99	97	-2
Grand Totals	454	535	+18	149	116	-22	120	96	-20	127	109	-14	53,094,700	46,505,149	-12	418,069	426,653	+2	380,000	395,000	+4	99	97	-2

Information is deemed to be reliable, but is not guaranteed. © 2022 [MLS](#) and [FBS](#). Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Thursday, November 03, 2022 9:58 AM.

Josephine Co Inventory for 10/1/2021 - 10/31/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Oct - 2022	419	118	110	3.81
Sep - 2022	437	145	99	4.41
Aug - 2022	450	153	91	4.95
Jul - 2022	446	150	108	4.13
Jun - 2022	408	194	133	3.07
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

Keybox Activity Report

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

Keybox Accesses	Sep 21	Sep 22	Change
	7771	5957	-23.3%

