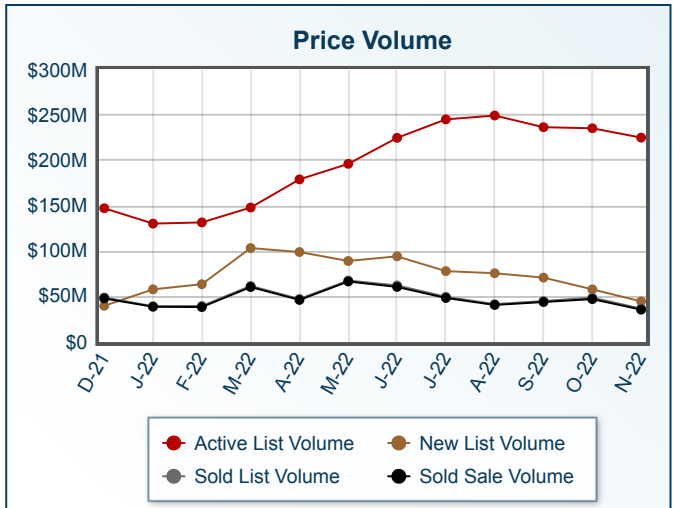
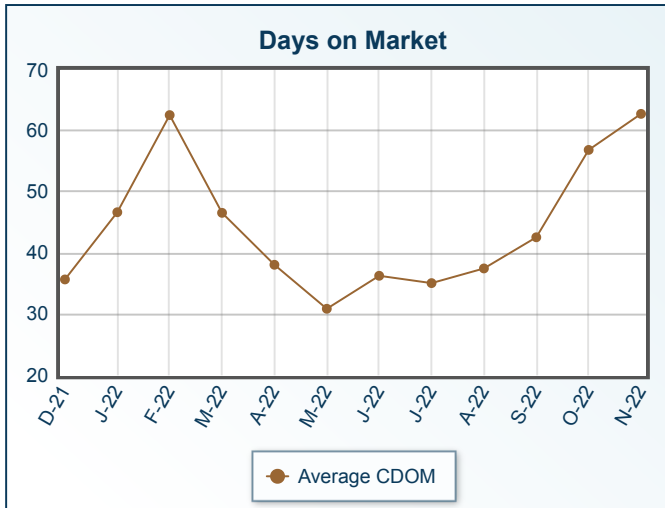
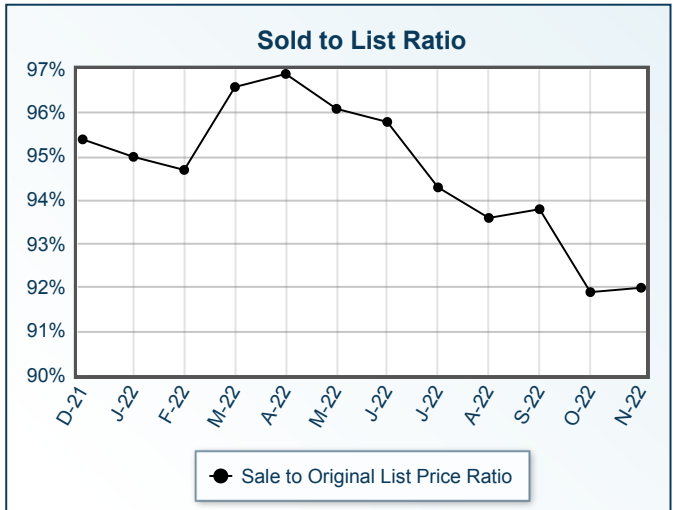
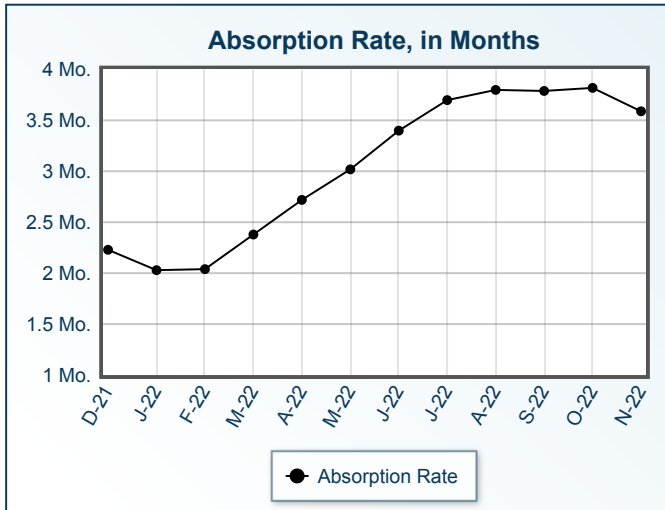
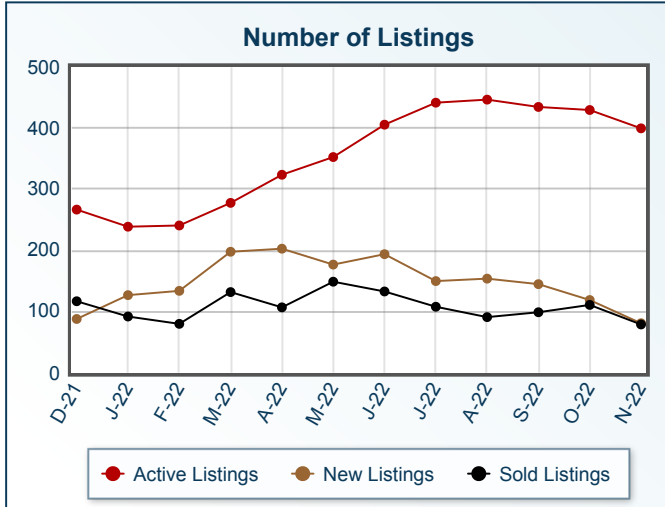


# Market Summary

Josephine Co Residential, November 2022



Summary Statistics						
	Nov-22	Nov-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	3.59	2.53	41.90	3.12	1.79	74.30
Average List Price	\$563,378	\$564,376	-0.18	\$503,461	\$471,884	6.69
Median List Price	\$455,000	\$469,000	-2.99	\$428,000	\$399,900	7.03
Average Sale Price	\$451,903	\$432,020	4.60	\$447,697	\$425,549	5.20
Median Sale Price	\$400,000	\$406,100	-1.50	\$401,000	\$379,900	5.55
Average CDOM	62	27	129.63	43	27	59.26
Median CDOM	42	16	162.50	20	8	150.00

	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	1	0	N/A	13	13	0.0
150,000-199,999	1	1	0.0	25	36	-30.6
200,000-249,999	4	5	-20.0	43	71	-39.4
250,000-299,999	5	15	-66.7	96	158	-39.2
300,000-349,999	17	15	13.3	177	200	-11.5
350,000-399,999	11	20	-45.0	207	238	-13.0
400,000-449,999	8	19	-57.9	172	139	23.7
450,000-499,999	7	14	-50.0	106	124	-14.5
500,000-549,999	6	8	-25.0	81	69	17.4
550,000-599,999	4	10	-60.0	74	70	5.7
600,000-649,999	3	4	-25.0	44	43	2.3
650,000-699,999	4	2	100.0	42	24	75.0
700,000-749,999	1	0	N/A	17	28	-39.3
750,000-799,999	3	2	50.0	20	22	-9.1
800,000-849,999	0	0	0.0	18	14	28.6
850,000-899,999	1	1	0.0	10	9	11.1
900,000-949,999	1	0	N/A	7	5	40.0
950,000-999,999	0	0	0.0	5	9	-44.4
1,000,000-1,099,999	1	1	0.0	3	5	-40.0
1,100,000-1,199,999	1	0	N/A	6	9	-33.3
1,200,000-1,299,999	0	0	0.0	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	1	-100.0	0	1	-100.0
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	79	118	-33.1	1181	1299	-9.1

	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	0	0.0	7	8	-12.5
150,000-199,999	2	4	-50.0	26	42	-38.1
200,000-249,999	2	3	-33.3	44	67	-34.3
250,000-299,999	11	11	0.0	110	161	-31.7
300,000-349,999	15	18	-16.7	159	201	-20.9
350,000-399,999	15	26	-42.3	235	238	-1.3
400,000-449,999	13	16	-18.7	159	138	15.2
450,000-499,999	6	13	-53.8	113	144	-21.5
500,000-549,999	8	5	60.0	71	67	6.0
550,000-599,999	4	6	-33.3	86	81	6.2
600,000-649,999	3	1	200.0	38	28	35.7
650,000-699,999	1	5	-80.0	37	36	2.8
700,000-749,999	1	2	-50.0	14	17	-17.6
750,000-799,999	0	0	0.0	21	26	-19.2
800,000-849,999	0	2	-100.0	14	11	27.3
850,000-899,999	2	0	N/A	13	13	0.0
900,000-949,999	0	1	-100.0	6	8	-25.0
950,000-999,999	0	0	0.0	5	11	-54.5
1,000,000-1,099,999	0	0	0.0	2	3	-33.3
1,100,000-1,199,999	0	1	-100.0	2	10	-80.0
1,200,000-1,299,999	1	0	N/A	8	4	100.0
1,300,000-1,399,999	0	0	0.0	5	1	400.0
1,400,000-1,499,999	0	0	0.0	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	84	114	-26.3	1180	1322	-10.7

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	1	3		-66.7	0-99,999	0	1	-100.0	1
100,000-149,999	1	3	-66.7	9	11	-18.2	100,000-149,999	1	1	0.0	8	9	-11.1
150,000-199,999	14	10	40.0	49	59	-16.9	150,000-199,999	1	2	-50.0	38	49	-22.4
200,000-249,999	10	11	-9.1	60	80	-25.0	200,000-249,999	1	2	-50.0	51	75	-32.0
250,000-299,999	34	22	54.5	171	200	-14.5	250,000-299,999	10	11	-9.1	150	182	-17.6
300,000-349,999	30	18	66.7	212	243	-12.8	300,000-349,999	13	18	-27.8	192	219	-12.3
350,000-399,999	68	54	25.9	344	318	8.2	350,000-399,999	12	28	-57.1	302	310	-2.6
400,000-449,999	37	23	60.9	225	177	27.1	400,000-449,999	12	14	-14.3	209	168	24.4
450,000-499,999	45	31	45.2	198	198	0.0	450,000-499,999	8	15	-46.7	175	187	-6.4
500,000-549,999	34	11	209.1	123	88	39.8	500,000-549,999	2	3	-33.3	116	83	39.8
550,000-599,999	27	25	8.0	149	114	30.7	550,000-599,999	2	7	-71.4	126	110	14.5
600,000-649,999	13	10	30.0	69	48	43.8	600,000-649,999	6	2	200.0	62	45	37.8
650,000-699,999	13	16	-18.7	67	63	6.3	650,000-699,999	2	2	0.0	54	60	-10.0
700,000-749,999	14	8	75.0	39	28	39.3	700,000-749,999	2	1	100.0	36	25	44.0
750,000-799,999	13	8	62.5	42	45	-6.7	750,000-799,999	0	1	-100.0	36	42	-14.3
800,000-849,999	5	10	-50.0	30	23	30.4	800,000-849,999	1	1	0.0	20	21	-4.8
850,000-899,999	11	9	22.2	28	27	3.7	850,000-899,999	1	1	0.0	21	25	-16.0
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	2	5	-60.0	15	21	-28.6	950,000-999,999	0	1	-100.0	11	17	-35.3
1,000,000-1,099,999	4	2	100.0	8	6	33.3	1,000,000-1,099,999	0	0	0.0	4	6	-33.3
1,100,000-1,199,999	5	4	25.0	13	16	-18.7	1,100,000-1,199,999	2	0	N/A	11	11	0.0
1,200,000-1,299,999	3	6	-50.0	17	12	41.7	1,200,000-1,299,999	0	0	0.0	13	11	18.2
1,300,000-1,399,999	1	2	-50.0	14	3	366.7	1,300,000-1,399,999	1	0	N/A	11	3	266.7
1,400,000-1,499,999	2	1	100.0	5	7	-28.6	1,400,000-1,499,999	1	0	N/A	4	6	-33.3
1,500,000-1,599,999	2	2	0.0	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	2	1	100.0	4	3	33.3	1,700,000-1,799,999	1	0	N/A	4	3	33.3
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	1	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	0	0	0.0	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	1	0	N/A	2,750,000-2,999,999	1	0	N/A	1	0	N/A
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	1	0	N/A	1	0	N/A	3,250,000-3,499,999	1	0	N/A	1	0	N/A
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+	1	0	N/A	1	0	N/A	5,000,000+	0	0	0.0	1	0	N/A
Totals	400	301	32.9	1925	1820	5.8	Totals	81	111	-27.0	1682	1694	-0.7

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# Josephine Co Year Over Year Comparison

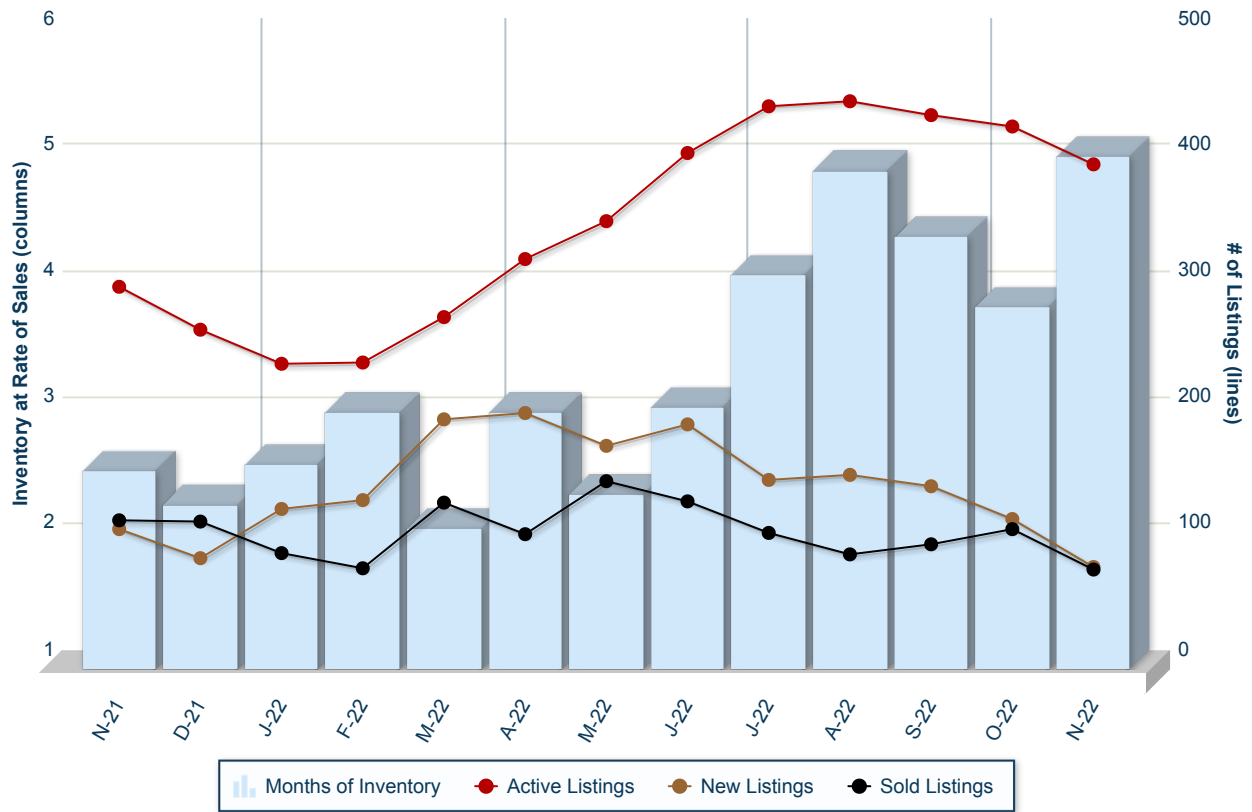
Activity between 11/1/2022 and 11/30/2022

## 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	58	74	+27	14	6	-57	4	9	+125	3	3	0	1,160,000	869,000	-25	386,666	289,666	-25	450,000	319,000	-	91	94	+3
Grants Pass	301	328	+8	87	65	-25	105	69	-34	108	67	-37	45,943,010	31,880,320	-30	425,398	475,825	+11	393,500	435,000	+10	98	97	-1
Kerby	4	3	-25	1	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	17	18	+5	4	1	-75	2	2	0	3	3	0	1,395,900	1,160,000	-16	465,300	386,666	-16	460,000	410,000	-	100	98	-2
O'Brien	6	1	-83	2	0	-	3	0	-	0	1	+	0	200,000	+	0	200,000	+	0	200,000	+	0	71	+
Selma	18	25	+38	1	5	+400	0	3	+	2	3	+50	1,085,000	935,000	-13	542,500	311,666	-42	542,500	380,000	-	93	96	+3
Sunny Valley	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	8	14	+75	0	2	+	0	1	+	1	0	-	428,900	0	-	428,900	0	-	428,900	0	-	98	0	-
Wolf Creek	8	17	+112	3	1	-66	1	1	0	0	1	+	0	336,000	+	0	336,000	+	0	336,000	+	0	96	+
<b>Totals</b>	<b>420</b>	<b>481</b>	<b>+15</b>	<b>112</b>	<b>80</b>	<b>-29</b>	<b>115</b>	<b>85</b>	<b>-26</b>	<b>117</b>	<b>78</b>	<b>-33</b>	<b>50,012,810</b>	<b>35,380,320</b>	<b>-29</b>	<b>427,460</b>	<b>453,594</b>	<b>+6</b>	<b>405,000</b>	<b>400,250</b>	<b>-1</b>	<b>98</b>	<b>97</b>	<b>-1</b>
<b>Grand Totals</b>	<b>420</b>	<b>481</b>	<b>+15</b>	<b>112</b>	<b>80</b>	<b>-29</b>	<b>115</b>	<b>85</b>	<b>-26</b>	<b>117</b>	<b>78</b>	<b>-33</b>	<b>50,012,810</b>	<b>35,380,320</b>	<b>-29</b>	<b>427,460</b>	<b>453,594</b>	<b>+6</b>	<b>405,000</b>	<b>400,250</b>	<b>-1</b>	<b>98</b>	<b>97</b>	<b>-1</b>

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# Josephine Co Inventory for 11/1/2021 - 11/30/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Nov - 2022	400	81	79	5.06
Oct - 2022	430	119	111	3.87
Sep - 2022	439	145	99	4.43
Aug - 2022	450	154	91	4.95
Jul - 2022	446	150	108	4.13
Jun - 2022	409	194	133	3.08
May - 2022	355	177	149	2.38
Apr - 2022	325	203	107	3.04
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

# Keybox Activity Report

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

Keybox Accesses	Sep 21	Sep 22	Change
	6566	5032	-23.4%

