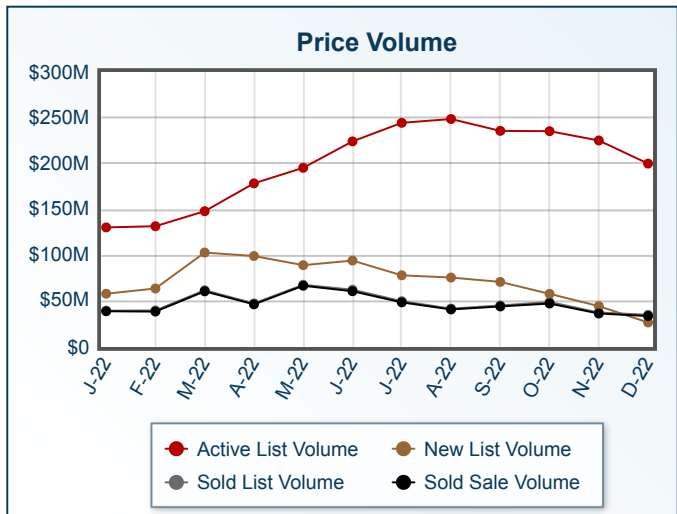
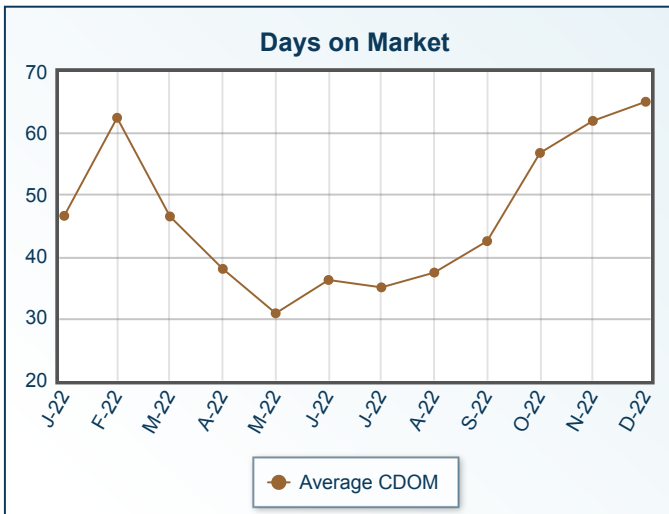
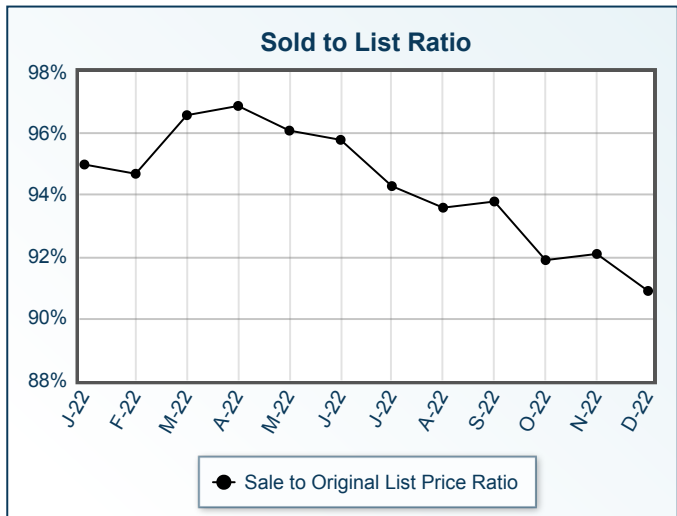
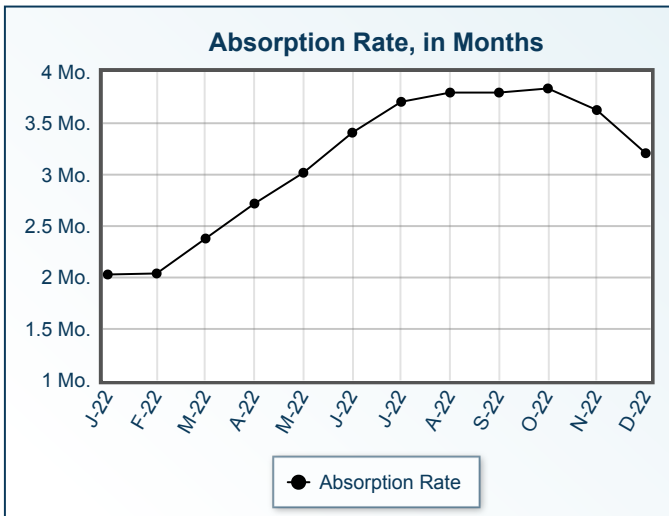
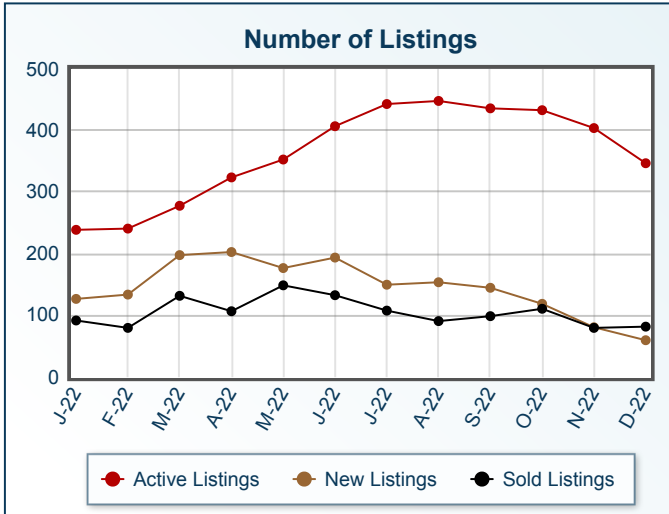


Market Summary

Josephine Co Residential, December 2022



Summary Statistics						
	Dec-22	Dec-21	% Chg	2022 YTD	2021 YTD	% Chg
Absorption Rate	3.21	2.23	43.95	3.13	1.82	71.98
Average List Price	\$576,813	\$552,250	4.45	\$500,706	\$471,029	6.30
Median List Price	\$455,000	\$465,000	-2.15	\$425,000	\$399,900	6.28
Average Sale Price	\$410,771	\$410,890	-0.03	\$445,521	\$424,338	4.99
Median Sale Price	\$382,215	\$375,000	1.92	\$400,129	\$379,550	5.42
Average CDOM	65	35	85.71	45	27	66.67
Median CDOM	40	15	166.67	21	9	133.33

Sold Listings	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	14	14	0.0
150,000-199,999	1	3	-66.7	26	39	-33.3
200,000-249,999	4	2	100.0	47	73	-35.6
250,000-299,999	11	13	-15.4	107	171	-37.4
300,000-349,999	15	24	-37.5	192	224	-14.3
350,000-399,999	13	27	-51.9	220	265	-17.0
400,000-449,999	7	14	-50.0	179	153	17.0
450,000-499,999	10	9	11.1	116	133	-12.8
500,000-549,999	9	5	80.0	90	74	21.6
550,000-599,999	3	11	-72.7	77	81	-4.9
600,000-649,999	4	2	100.0	48	45	6.7
650,000-699,999	2	1	100.0	44	25	76.0
700,000-749,999	0	2	-100.0	18	30	-40.0
750,000-799,999	1	1	0.0	21	23	-8.7
800,000-849,999	0	0	0.0	18	14	28.6
850,000-899,999	0	0	0.0	10	9	11.1
900,000-949,999	0	0	0.0	7	5	40.0
950,000-999,999	0	0	0.0	5	9	-44.4
1,000,000-1,099,999	0	1	-100.0	3	6	-50.0
1,100,000-1,199,999	0	0	0.0	6	9	-33.3
1,200,000-1,299,999	1	0	N/A	7	2	250.0
1,300,000-1,399,999	0	1	-100.0	2	3	-33.3
1,400,000-1,499,999	0	0	0.0	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	82	117	-29.9	1264	1416	-10.7

Pending Listings	This Month			Year to Date		
	2022	2021	% Chg	2022	2021	% Chg
	0-99,999	0	1	-100.0	0	3
100,000-149,999	1	1	0.0	8	9	-11.1
150,000-199,999	1	1	0.0	27	43	-37.2
200,000-249,999	0	1	-100.0	44	68	-35.3
250,000-299,999	9	13	-30.8	116	174	-33.3
300,000-349,999	9	9	0.0	167	210	-20.5
350,000-399,999	11	16	-31.2	245	254	-3.5
400,000-449,999	5	3	66.7	163	141	15.6
450,000-499,999	4	9	-55.6	117	153	-23.5
500,000-549,999	4	4	0.0	75	71	5.6
550,000-599,999	2	7	-71.4	87	88	-1.1
600,000-649,999	1	2	-50.0	39	30	30.0
650,000-699,999	3	2	50.0	40	38	5.3
700,000-749,999	2	2	0.0	16	19	-15.8
750,000-799,999	1	2	-50.0	21	28	-25.0
800,000-849,999	0	2	-100.0	14	13	7.7
850,000-899,999	0	0	0.0	13	13	0.0
900,000-949,999	0	0	0.0	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	0	0.0	2	10	-80.0
1,200,000-1,299,999	0	2	-100.0	8	6	33.3
1,300,000-1,399,999	1	0	N/A	6	1	500.0
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	1	0	N/A	1	0	N/A
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	55	77	-28.6	1227	1399	-12.3

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	3		-66.7	0-99,999	0	0	0.0	1
100,000-149,999	1	1	0.0	9	11	-18.2	100,000-149,999	0	0	0.0	8	9	-11.1
150,000-199,999	11	10	10.0	52	63	-17.5	150,000-199,999	3	4	-25.0	41	53	-22.6
200,000-249,999	11	9	22.2	64	86	-25.6	200,000-249,999	1	6	-83.3	55	81	-32.1
250,000-299,999	36	22	63.6	179	213	-16.0	250,000-299,999	7	13	-46.2	158	195	-19.0
300,000-349,999	20	19	5.3	222	253	-12.3	300,000-349,999	12	10	20.0	202	229	-11.8
350,000-399,999	55	47	17.0	354	333	6.3	350,000-399,999	11	15	-26.7	312	325	-4.0
400,000-449,999	33	17	94.1	233	182	28.0	400,000-449,999	7	5	40.0	217	173	25.4
450,000-499,999	40	29	37.9	209	202	3.5	450,000-499,999	8	4	100.0	186	191	-2.6
500,000-549,999	23	9	155.6	122	91	34.1	500,000-549,999	2	3	-33.3	115	86	33.7
550,000-599,999	26	22	18.2	154	127	21.3	550,000-599,999	2	13	-84.6	131	123	6.5
600,000-649,999	9	7	28.6	66	50	32.0	600,000-649,999	2	2	0.0	59	47	25.5
650,000-699,999	15	16	-6.2	70	66	6.1	650,000-699,999	1	3	-66.7	57	63	-9.5
700,000-749,999	13	4	225.0	38	30	26.7	700,000-749,999	0	2	-100.0	35	27	29.6
750,000-799,999	11	9	22.2	43	46	-6.5	750,000-799,999	2	1	100.0	37	43	-14.0
800,000-849,999	5	11	-54.5	31	27	14.8	800,000-849,999	0	4	-100.0	21	25	-16.0
850,000-899,999	8	9	-11.1	27	27	0.0	850,000-899,999	0	0	0.0	20	25	-20.0
900,000-949,999	1	2	-50.0	9	10	-10.0	900,000-949,999	0	0	0.0	8	9	-11.1
950,000-999,999	3	4	-25.0	16	21	-23.8	950,000-999,999	0	0	0.0	12	17	-29.4
1,000,000-1,099,999	4	4	0.0	9	8	12.5	1,000,000-1,099,999	0	2	-100.0	5	8	-37.5
1,100,000-1,199,999	3	3	0.0	12	16	-25.0	1,100,000-1,199,999	0	0	0.0	10	11	-9.1
1,200,000-1,299,999	2	4	-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	2	3	-33.3	14	4	250.0	1,300,000-1,399,999	0	1	-100.0	11	4	175.0
1,400,000-1,499,999	3	1	200.0	5	7	-28.6	1,400,000-1,499,999	0	0	0.0	4	6	-33.3
1,500,000-1,599,999	2	1	100.0	5	7	-28.6	1,500,000-1,599,999	1	0	N/A	4	6	-33.3
1,600,000-1,699,999	1	2	-50.0	4	5	-20.0	1,600,000-1,699,999	0	0	0.0	2	5	-60.0
1,700,000-1,799,999	1	0	N/A	4	3	33.3	1,700,000-1,799,999	0	0	0.0	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	2	0	N/A	4	0	N/A	1,900,000-1,999,999	1	0	N/A	4	0	N/A
2,000,000-2,249,999	1	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	1	-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	1	0	N/A	1	0	N/A	2,750,000-2,999,999	0	0	0.0	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	0	0	0.0	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	347	267	30.0	1985	1908	4.0	Totals	60	88	-31.8	1742	1782	-2.2

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Josephine Co Year Over Year Comparison

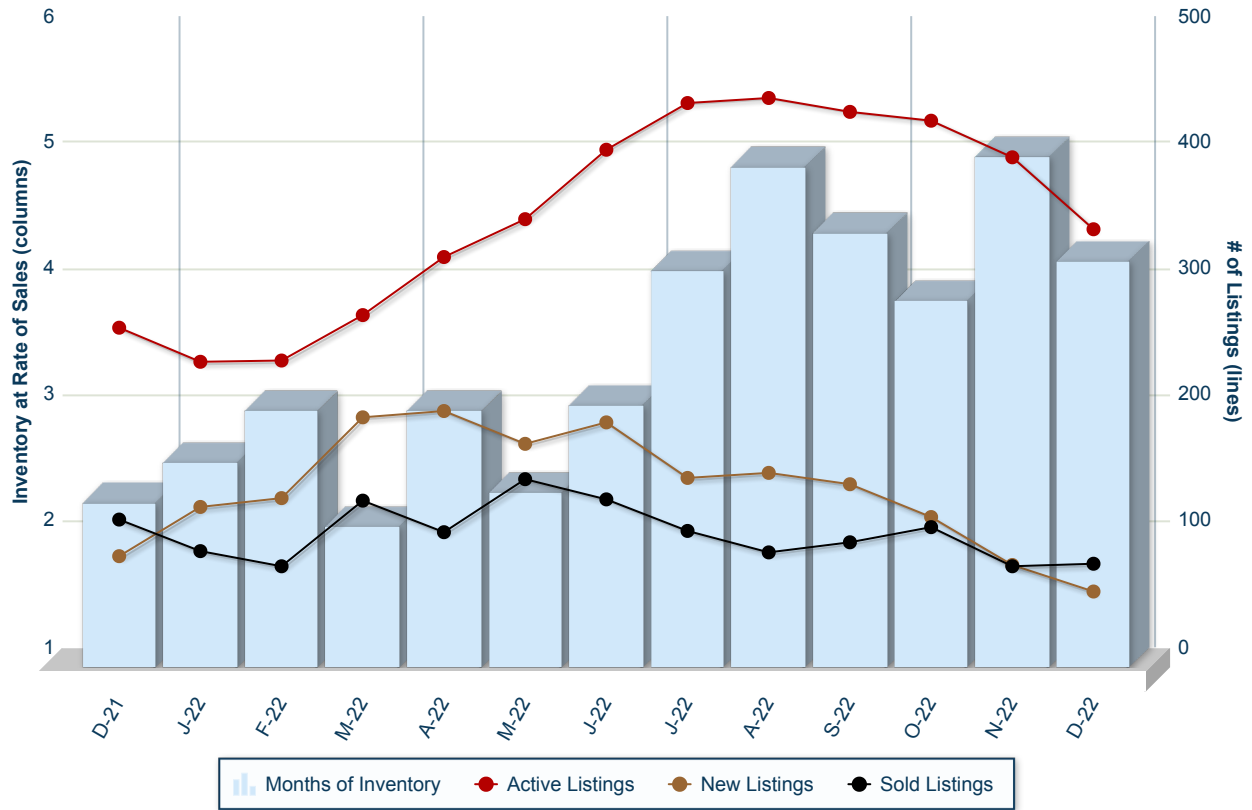
Activity between 12/1/2022 and 12/31/2022

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	61	70	+14	14	10	-28	5	2	-60	6	7	+16	1,811,900	2,554,900	+41	301,983	364,985	+20	312,000	335,000	+7	97	98	+1
Grants Pass	235	279	+18	66	45	-31	63	44	-30	109	64	-41	45,286,650	26,712,251	-41	415,473	417,378	+0	379,900	389,500	+2	97	96	-1
Kerby	4	3	-25	0	0	0	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	17	14	-17	5	1	-80	2	2	0	3	5	+66	1,299,000	2,362,580	+81	433,000	472,516	+9	455,000	540,000	+18	95	98	+3
O'Brien	3	1	-66	0	0	0	0	0	0	1	0	-	399,000	0	-	399,000	0	-	399,000	0	-	96	0	-
Selma	14	27	+92	1	4	+300	1	4	+300	1	2	+100	1,050,000	853,500	-18	1,050,000	426,750	-59	1,050,000	426,750	-	95	94	-1
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	10	10	0	2	0	-	2	1	-50	1	0	-	300,000	0	-	300,000	0	-	300,000	0	-	92	0	-
Wolf Creek	7	14	+100	1	1	0	1	1	0	1	4	+300	380,000	1,175,000	+209	380,000	293,750	-22	380,000	270,000	-	95	94	-1
Totals	351	419	+19	89	61	-31	74	55	-26	122	82	-33	50,526,550	33,658,231	-33	414,152	410,466	-1	379,950	382,215	+1	98	96	-2
Grand Totals	351	419	+19	89	61	-31	74	55	-26	122	82	-33	50,526,550	33,658,231	-33	414,152	410,466	-1	379,950	382,215	+1	98	96	-2

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Josephine Co Inventory for 12/1/2021 - 12/31/2022



	Active Listings	New Listings	Sold Listings	Months Inventory
Dec - 2022	347	60	82	4.23
Nov - 2022	404	81	80	5.05
Oct - 2022	433	119	111	3.90
Sep - 2022	440	145	99	4.44
Aug - 2022	451	154	91	4.96
Jul - 2022	447	150	108	4.14
Jun - 2022	410	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

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Keybox Activity Report

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

Keybox Accesses	Sep 21	Sep 22	Change
	5035	4604	-8.6%

