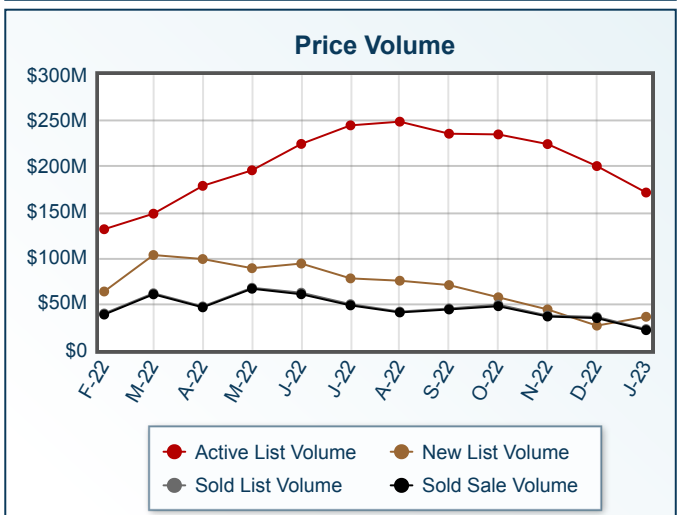
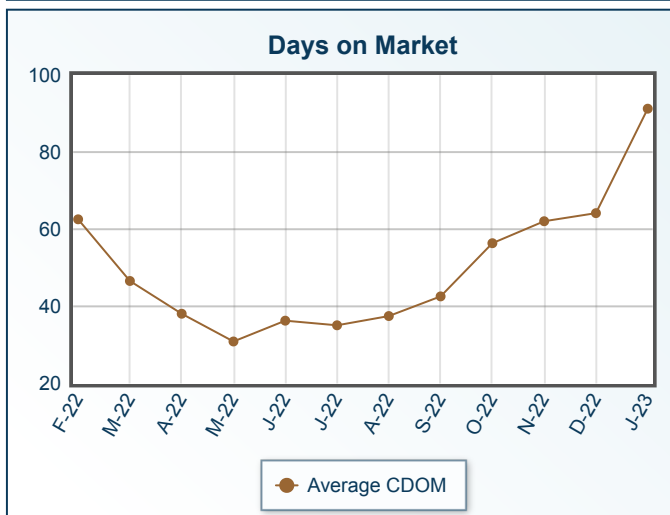
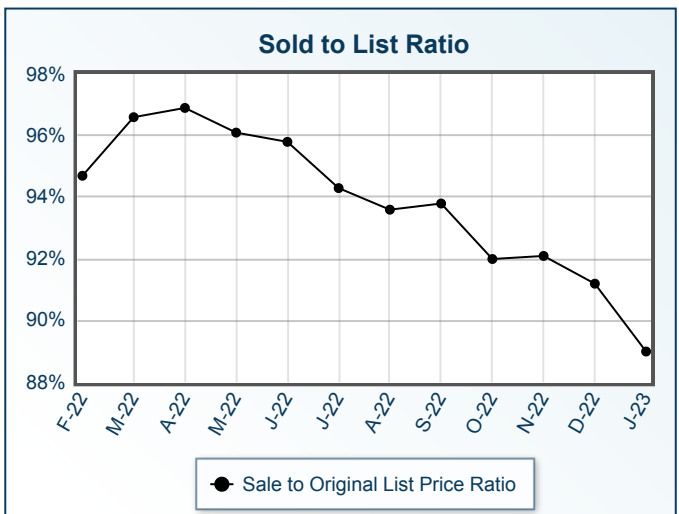
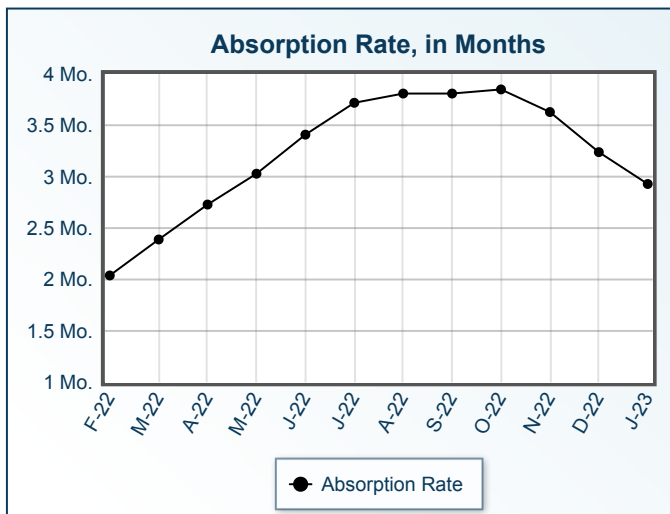
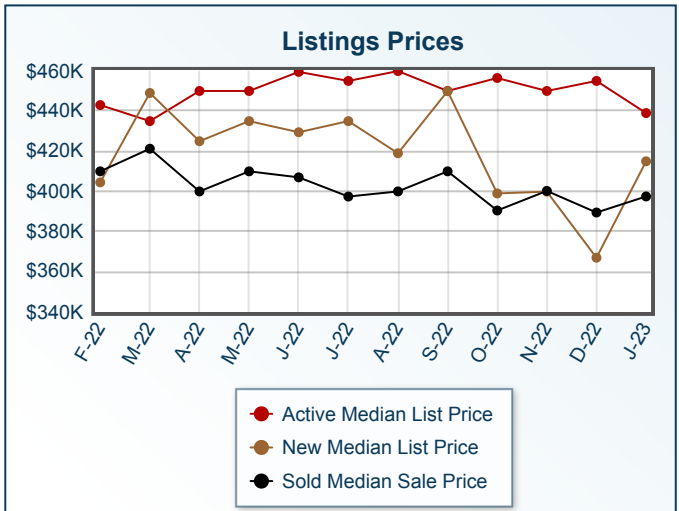
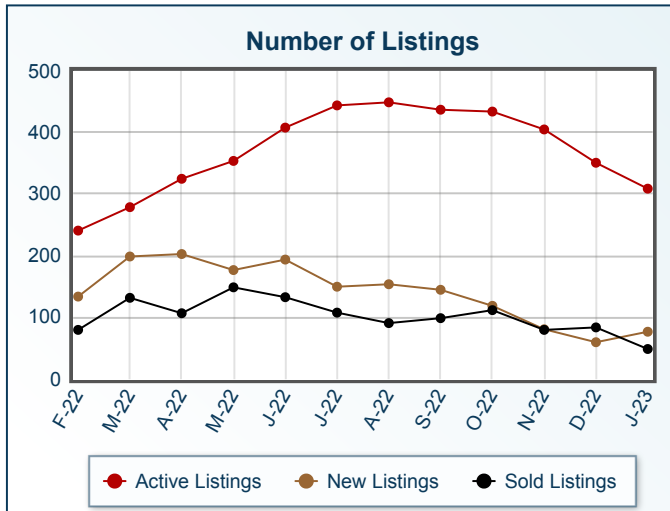


Market Summary

Josephine Co Residential, January 2023



Summary Statistics						
	Jan-23	Jan-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	2.93	2.03	44.33	2.93	2.03	44.33
Average List Price	\$556,086	\$545,814	1.88	\$543,300	\$515,099	5.47
Median List Price	\$439,000	\$459,900	-4.54	\$434,500	\$425,000	2.24
Average Sale Price	\$439,306	\$422,778	3.91	\$439,306	\$422,778	3.91
Median Sale Price	\$397,500	\$385,250	3.18	\$397,500	\$385,250	3.18
Average CDOM	91	46	97.83	93	46	102.17
Median CDOM	64	20	220.00	65	21	209.52

Sold Listings	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
	0-99,999	0	1	-100.0	0	1
100,000-149,999	1	1	0.0	1	1	0.0
150,000-199,999	2	1	100.0	2	1	100.0
200,000-249,999	0	3	-100.0	0	3	-100.0
250,000-299,999	9	8	12.5	9	8	12.5
300,000-349,999	6	16	-62.5	6	16	-62.5
350,000-399,999	9	23	-60.9	9	23	-60.9
400,000-449,999	5	8	-37.5	5	8	-37.5
450,000-499,999	5	9	-44.4	5	9	-44.4
500,000-549,999	4	7	-42.9	4	7	-42.9
550,000-599,999	1	5	-80.0	1	5	-80.0
600,000-649,999	1	3	-66.7	1	3	-66.7
650,000-699,999	2	1	100.0	2	1	100.0
700,000-749,999	0	1	-100.0	0	1	-100.0
750,000-799,999	0	2	-100.0	0	2	-100.0
800,000-849,999	0	1	-100.0	0	1	-100.0
850,000-899,999	1	0	N/A	1	0	N/A
900,000-949,999	0	1	-100.0	0	1	-100.0
950,000-999,999	0	0	0.0	0	0	0.0
1,000,000-1,099,999	1	0	N/A	1	0	N/A
1,100,000-1,199,999	2	0	N/A	2	0	N/A
1,200,000-1,299,999	0	1	-100.0	0	1	-100.0
1,300,000-1,399,999	0	0	0.0	0	0	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	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
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	49	92	-46.7	49	92	-46.7

Pending Listings	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
	0-99,999	0	0	0.0	0	0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	4	2	100.0	4	2	100.0
200,000-249,999	4	8	-50.0	4	8	-50.0
250,000-299,999	11	4	175.0	11	4	175.0
300,000-349,999	7	14	-50.0	7	14	-50.0
350,000-399,999	14	24	-41.7	14	24	-41.7
400,000-449,999	7	11	-36.4	7	11	-36.4
450,000-499,999	9	9	0.0	9	9	0.0
500,000-549,999	3	5	-40.0	3	5	-40.0
550,000-599,999	5	7	-28.6	5	7	-28.6
600,000-649,999	1	5	-80.0	1	5	-80.0
650,000-699,999	0	6	-100.0	0	6	-100.0
700,000-749,999	3	2	50.0	3	2	50.0
750,000-799,999	1	2	-50.0	1	2	-50.0
800,000-849,999	1	1	0.0	1	1	0.0
850,000-899,999	1	2	-50.0	1	2	-50.0
900,000-949,999	0	1	-100.0	0	1	-100.0
950,000-999,999	2	1	100.0	2	1	100.0
1,000,000-1,099,999	1	0	N/A	1	0	N/A
1,100,000-1,199,999	1	0	N/A	1	0	N/A
1,200,000-1,299,999	0	1	-100.0	0	1	-100.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	1	-100.0	0	1	-100.0
1,500,000-1,599,999	1	0	N/A	1	0	N/A
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	1	-100.0	0	1	-100.0
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	76	107	-29.0	76	107	-29.0

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg		2023	2022	% Chg	2023	2022	% Chg
	0-99,999	0	0	0.0	0	0		0.0	0-99,999	0	0	0.0	0
100,000-149,999	1	1	0.0	1	4	-75.0	100,000-149,999	0	3	-100.0	0	3	-100.0
150,000-199,999	13	12	8.3	15	15	0.0	150,000-199,999	4	4	0.0	4	4	0.0
200,000-249,999	13	9	44.4	19	14	35.7	200,000-249,999	7	5	40.0	7	5	40.0
250,000-299,999	30	22	36.4	38	32	18.8	250,000-299,999	7	11	-36.4	7	11	-36.4
300,000-349,999	28	21	33.3	34	40	-15.0	300,000-349,999	6	20	-70.0	6	20	-70.0
350,000-399,999	44	39	12.8	63	69	-8.7	350,000-399,999	13	27	-51.9	13	27	-51.9
400,000-449,999	32	13	146.2	44	26	69.2	400,000-449,999	12	10	20.0	12	10	20.0
450,000-499,999	38	19	100.0	47	36	30.6	450,000-499,999	10	13	-23.1	10	13	-23.1
500,000-549,999	15	8	87.5	19	13	46.2	500,000-549,999	2	6	-66.7	2	6	-66.7
550,000-599,999	25	24	4.2	28	29	-3.4	550,000-599,999	6	6	0.0	6	6	0.0
600,000-649,999	9	8	12.5	10	14	-28.6	600,000-649,999	2	7	-71.4	2	7	-71.4
650,000-699,999	8	13	-38.5	9	18	-50.0	650,000-699,999	0	5	-100.0	0	5	-100.0
700,000-749,999	7	2	250.0	10	5	100.0	700,000-749,999	1	2	-50.0	1	2	-50.0
750,000-799,999	11	7	57.1	11	8	37.5	750,000-799,999	1	2	-50.0	1	2	-50.0
800,000-849,999	6	11	-45.5	6	12	-50.0	800,000-849,999	0	2	-100.0	0	2	-100.0
850,000-899,999	3	7	-57.1	5	8	-37.5	850,000-899,999	0	1	-100.0	0	1	-100.0
900,000-949,999	1	1	0.0	1	1	0.0	900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	3	4	-25.0	4	4	0.0	950,000-999,999	1	0	N/A	1	0	N/A
1,000,000-1,099,999	3	4	-25.0	4	4	0.0	1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	2	2	0.0	3	3	0.0	1,100,000-1,199,999	1	1	0.0	1	1	0.0
1,200,000-1,299,999	3	3	0.0	4	4	0.0	1,200,000-1,299,999	2	0	N/A	2	0	N/A
1,300,000-1,399,999	1	4	-75.0	1	4	-75.0	1,300,000-1,399,999	0	1	-100.0	0	1	-100.0
1,400,000-1,499,999	3	0	N/A	3	1	200.0	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	1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	1	2	-50.0	2	2	0.0	1,600,000-1,699,999	1	0	N/A	1	0	N/A
1,700,000-1,799,999	2	0	N/A	3	0	N/A	1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	0	1	-100.0	0	1	-100.0	1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	2	0	N/A	2	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	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	1	-100.0	0	1	-100.0	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	1	-100.0	2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	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	3,000,000-3,249,999	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	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	0	0	0.0
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	0	0	0.0
Totals	309	239	29.3	392	370	5.9	Totals	77	127	-39.4	77	127	-39.4

Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Friday, February 03, 2023 8:28 AM.

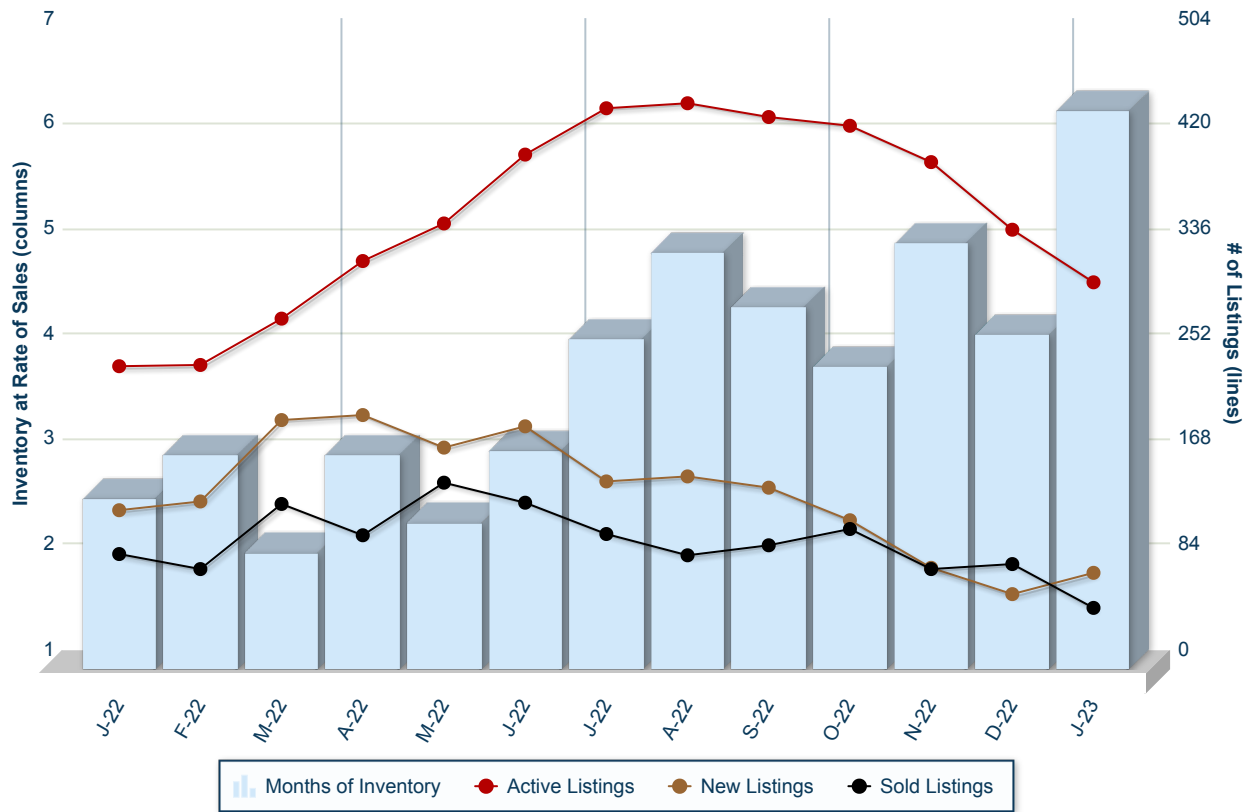
Josephine Co Year Over Year Comparison

Activity between 1/1/2023 and 1/31/2023

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	62	68	+9	14	11	-21	8	2	-75	4	1	-75	1,056,000	290,000	-72	264,000	290,000	+9	315,500	290,000	-	96	96	0	
Grants Pass	246	255	+3	95	50	-47	89	68	-23	80	43	-46	34,314,939	18,461,008	-46	428,936	429,325	+0	386,200	397,500	+2	98	94	-4	
Kerby	6	1	-83	2	0	-	1	0	-	0	1	+	0	165,000	+	0	165,000	+	0	165,000	+	0	94	+	
Merlin	15	12	-20	2	3	+50	2	2	0	2	0	-	1,157,000	0	-	578,500	0	-	578,500	0	-	98	0	-	
O'Brien	3	4	+33	0	3	+	0	1	+	1	0	-	555,000	0	-	555,000	0	-	555,000	0	-	93	0	-	
Selma	16	21	+31	5	3	-40	4	2	-50	1	2	+100	395,000	815,000	+106	395,000	407,500	+3	395,000	407,500	+3	98	93	-5	
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	11	+37	3	4	+33	3	1	-66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Wolf Creek	7	10	+42	2	1	-50	0	1	+	2	1	-50	575,000	370,000	-35	287,500	370,000	+28	287,500	370,000	+28	92	96	+4	
Totals	363	383	+6	123	75	-39	107	77	-28	90	48	-47	38,052,939	20,101,008	-47	422,810	418,771	-1	385,250	375,000	-3	99	95	-4	
Grand Totals	363	383	+6	123	75	-39	107	77	-28	90	48	-47	38,052,939	20,101,008	-47	422,810	418,771	-1	385,250	375,000	-3	99	95	-4	

Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Oregon DataShare (KCAR|MLSCO|SOMLS) on Friday, February 03, 2023 8:37 AM.

Josephine Co Inventory for 01/1/2022 - 01/31/2023



	Active Listings	New Listings	Sold Listings	Months Inventory
Jan - 2023	309	77	49	6.31
Dec - 2022	351	60	84	4.18
Nov - 2022	405	81	80	5.06
Oct - 2022	434	119	112	3.88
Sep - 2022	441	145	99	4.45
Aug - 2022	452	154	91	4.97
Jul - 2022	448	150	108	4.15
Jun - 2022	411	194	133	3.09
May - 2022	356	177	149	2.39
Apr - 2022	326	203	107	3.05
Mar - 2022	280	199	132	2.12
Feb - 2022	243	134	80	3.04
Jan - 2022	242	127	92	2.63

Keybox Activity Report

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

Keybox Accesses	Jan 22	Jan 23	Change
	6121	5396	-11.8%

