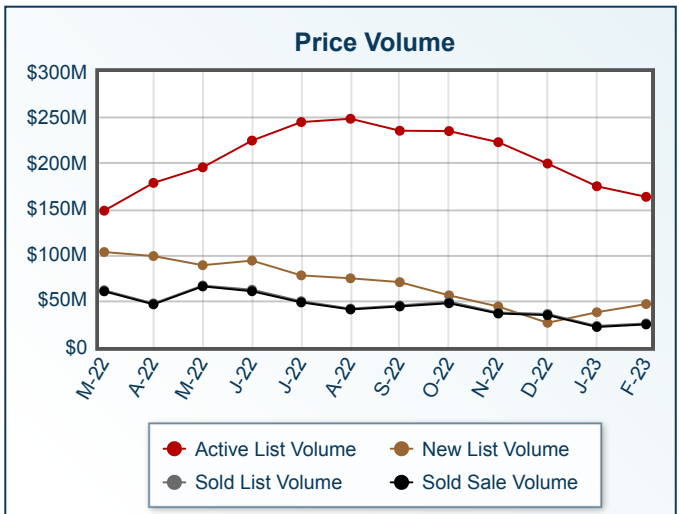
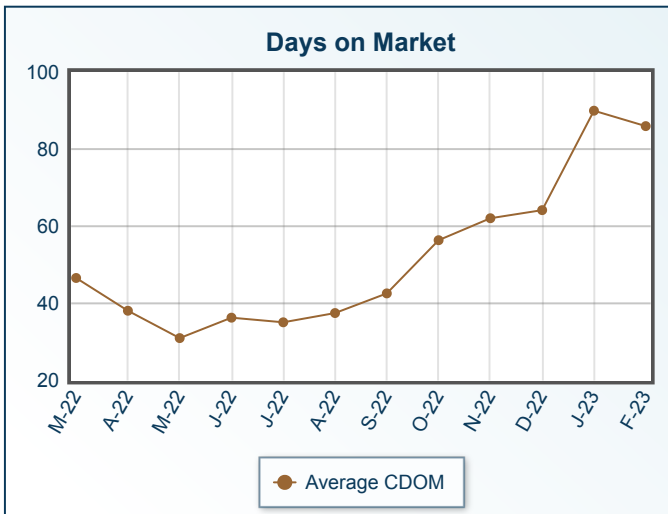
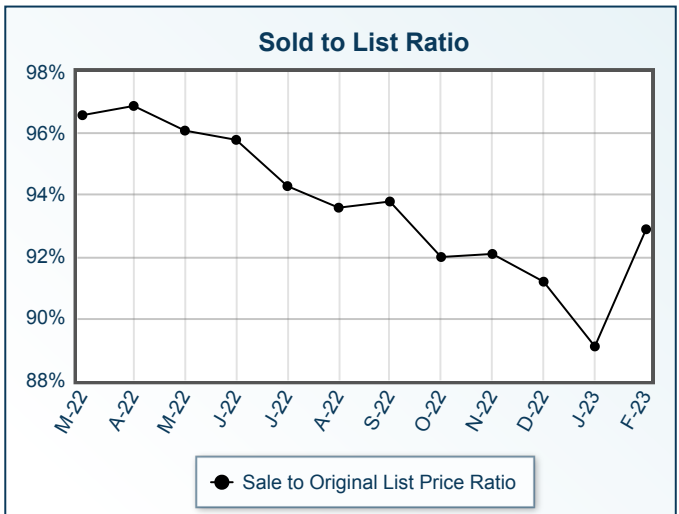
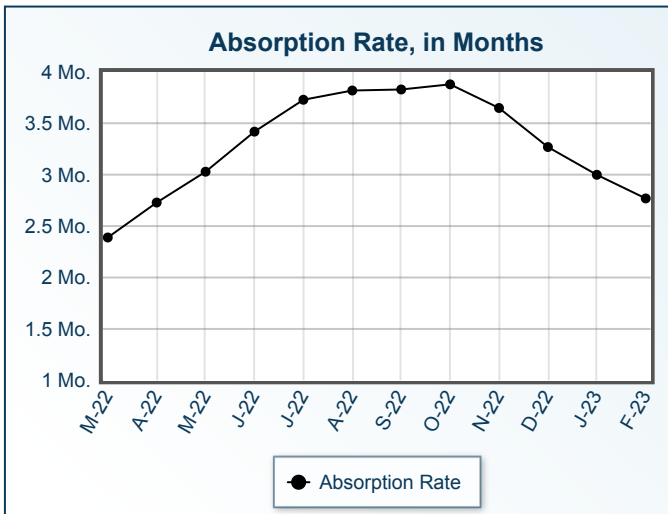
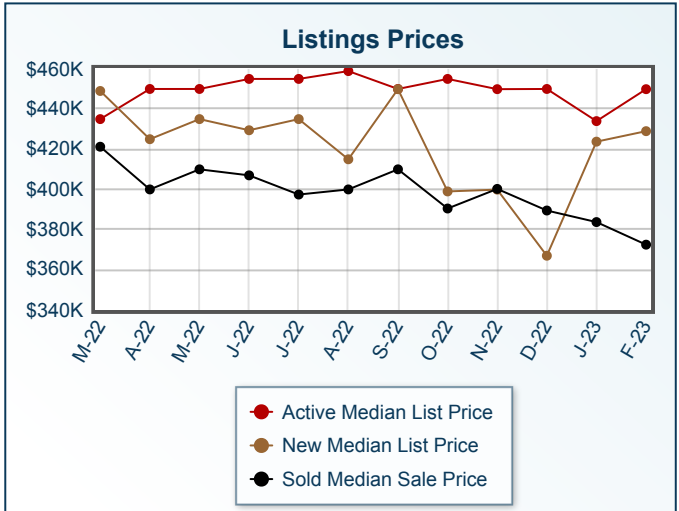
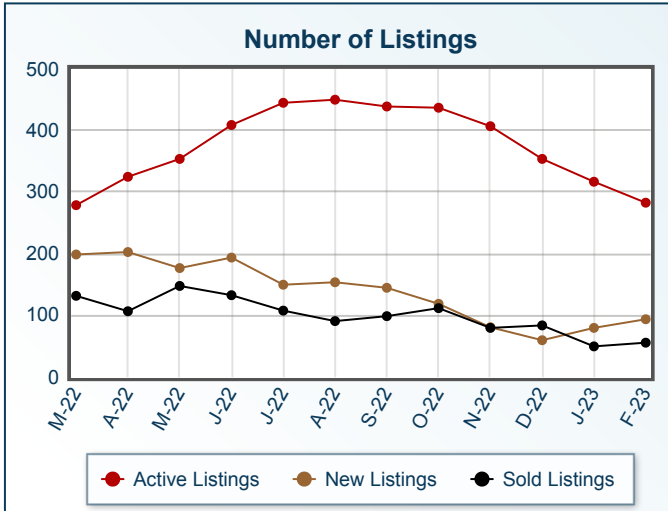


Market Summary

Josephine Co Residential, February 2023



Summary Statistics						
	Feb-23	Feb-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	2.77	2.04	35.78	2.88	2.04	41.18
Average List Price	\$578,947	\$546,672	5.90	\$534,586	\$504,641	5.93
Median List Price	\$449,900	\$443,000	1.56	\$429,900	\$420,000	2.36
Average Sale Price	\$437,868	\$481,989	-9.15	\$436,289	\$450,318	-3.12
Median Sale Price	\$372,500	\$410,000	-9.15	\$375,000	\$390,250	-3.91
Average CDOM	86	62	38.71	88	54	62.96
Median CDOM	59	37	59.46	66	30	120.00

Sold Listings	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
	0-99,999	0	0	0.0	0	1
100,000-149,999	0	0	0.0	1	1	0.0
150,000-199,999	4	2	100.0	6	3	100.0
200,000-249,999	5	5	0.0	6	8	-25.0
250,000-299,999	5	5	0.0	14	13	7.7
300,000-349,999	6	10	-40.0	12	26	-53.8
350,000-399,999	11	15	-26.7	20	38	-47.4
400,000-449,999	7	11	-36.4	12	19	-36.8
450,000-499,999	5	6	-16.7	10	15	-33.3
500,000-549,999	3	6	-50.0	7	13	-46.2
550,000-599,999	2	4	-50.0	3	9	-66.7
600,000-649,999	1	2	-50.0	2	5	-60.0
650,000-699,999	1	3	-66.7	3	4	-25.0
700,000-749,999	1	1	0.0	1	2	-50.0
750,000-799,999	0	3	-100.0	0	5	-100.0
800,000-849,999	1	3	-66.7	1	4	-75.0
850,000-899,999	0	0	0.0	1	0	N/A
900,000-949,999	1	0	N/A	1	1	0.0
950,000-999,999	1	1	0.0	1	1	0.0
1,000,000-1,099,999	0	0	0.0	1	0	N/A
1,100,000-1,199,999	0	1	-100.0	2	1	100.0
1,200,000-1,299,999	1	0	N/A	1	1	0.0
1,300,000-1,399,999	1	1	0.0	1	1	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	1	-100.0	0	1	-100.0
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	56	80	-30.0	106	172	-38.4

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	1	1	0.0	1	1	0.0
150,000-199,999	4	0	N/A	8	2	300.0
200,000-249,999	4	3	33.3	7	11	-36.4
250,000-299,999	11	9	22.2	23	13	76.9
300,000-349,999	20	18	11.1	26	32	-18.7
350,000-399,999	23	21	9.5	36	45	-20.0
400,000-449,999	9	10	-10.0	16	21	-23.8
450,000-499,999	8	12	-33.3	16	21	-23.8
500,000-549,999	1	5	-80.0	3	10	-70.0
550,000-599,999	5	11	-54.5	8	18	-55.6
600,000-649,999	2	4	-50.0	3	9	-66.7
650,000-699,999	1	3	-66.7	1	9	-88.9
700,000-749,999	1	1	0.0	4	3	33.3
750,000-799,999	3	2	50.0	3	4	-25.0
800,000-849,999	0	4	-100.0	1	5	-80.0
850,000-899,999	0	1	-100.0	1	3	-66.7
900,000-949,999	0	1	-100.0	0	2	-100.0
950,000-999,999	1	0	N/A	3	1	200.0
1,000,000-1,099,999	0	0	0.0	1	0	N/A
1,100,000-1,199,999	0	0	0.0	1	0	N/A
1,200,000-1,299,999	0	0	0.0	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	1	-100.0
1,500,000-1,599,999	0	0	0.0	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	0	0.0	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	94	106	-11.3	163	213	-23.5

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	4	-75.0	3	5	-40.0	100,000-149,999	2	1	100.0	2	4	-50.0
150,000-199,999	8	11	-27.3	17	15	13.3	150,000-199,999	1	0	N/A	6	4	50.0
200,000-249,999	14	6	133.3	20	22	-9.1	200,000-249,999	0	8	-100.0	7	13	-46.2
250,000-299,999	19	28	-32.1	47	43	9.3	250,000-299,999	9	11	-18.2	15	22	-31.8
300,000-349,999	28	21	33.3	56	58	-3.4	300,000-349,999	19	18	5.6	27	38	-28.9
350,000-399,999	39	40	-2.5	75	97	-22.7	350,000-399,999	12	28	-57.1	24	55	-56.4
400,000-449,999	33	15	120.0	55	39	41.0	400,000-449,999	9	13	-30.8	21	23	-8.7
450,000-499,999	32	24	33.3	51	50	2.0	450,000-499,999	6	14	-57.1	16	27	-40.7
500,000-549,999	16	9	77.8	25	23	8.7	500,000-549,999	3	10	-70.0	5	16	-68.7
550,000-599,999	18	13	38.5	31	36	-13.9	550,000-599,999	6	7	-14.3	12	13	-7.7
600,000-649,999	11	10	10.0	16	20	-20.0	600,000-649,999	5	6	-16.7	8	13	-38.5
650,000-699,999	8	9	-11.1	12	22	-45.5	650,000-699,999	3	4	-25.0	4	9	-55.6
700,000-749,999	7	2	250.0	13	7	85.7	700,000-749,999	3	2	50.0	3	4	-25.0
750,000-799,999	15	7	114.3	23	10	130.0	750,000-799,999	9	2	350.0	11	4	175.0
800,000-849,999	3	11	-72.7	4	15	-73.3	800,000-849,999	0	3	-100.0	0	5	-100.0
850,000-899,999	3	8	-62.5	8	11	-27.3	850,000-899,999	2	3	-33.3	2	4	-50.0
900,000-949,999	0	0	0.0	1	2	-50.0	900,000-949,999	1	1	0.0	1	1	0.0
950,000-999,999	4	2	100.0	7	4	75.0	950,000-999,999	2	0	N/A	3	0	N/A
1,000,000-1,099,999	2	4	-50.0	4	4	0.0	1,000,000-1,099,999	1	0	N/A	1	0	N/A
1,100,000-1,199,999	3	3	0.0	4	3	33.3	1,100,000-1,199,999	0	0	0.0	1	1	0.0
1,200,000-1,299,999	3	2	50.0	4	4	0.0	1,200,000-1,299,999	1	0	N/A	3	0	N/A
1,300,000-1,399,999	1	6	-83.3	1	6	-83.3	1,300,000-1,399,999	0	2	-100.0	0	3	-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	2	2	0.0	2	2	0.0	1,600,000-1,699,999	0	0	0.0	1	0	N/A
1,700,000-1,799,999	3	0	N/A	3	0	N/A	1,700,000-1,799,999	0	0	0.0	1	0	N/A
1,800,000-1,899,999	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	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	1	-100.0	0	1	-100.0	2,000,000-2,249,999	0	1	-100.0	0	1	-100.0
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	1	1	0.0	1	1	0.0	2,500,000-2,749,999	0	0	0.0	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	0	0	0.0	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	1	0	N/A	1	0	N/A	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	283	241	17.4	494	504	-2.0	Totals	94	134	-29.9	174	261	-33.3

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Josephine Co Year Over Year Comparison

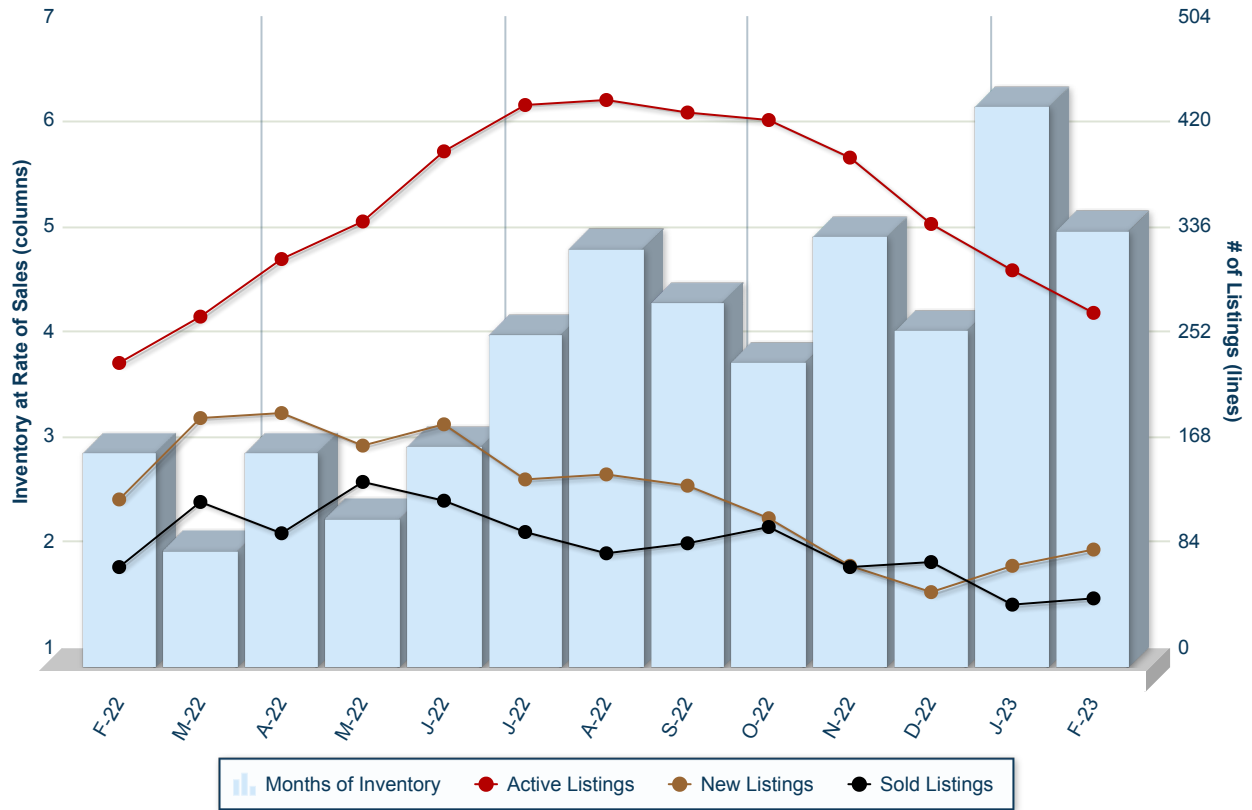
Activity between 2/1/2023 and 2/28/2023

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	77	73	-5	27	11	-59	12	11	-8	4	3	-25	1,198,500	929,397	-22	299,625	309,799	+3	304,250	360,000	+18	95	93	-2
Grants Pass	227	245	+7	89	63	-29	81	71	-12	65	44	-32	31,938,650	20,179,700	-36	491,363	458,629	-6	425,000	382,500	-	97	95	-2
Kerby	5	3	-40	0	2	+	1	0	-	1	0	-	223,000	0	-	223,000	0	-	223,000	0	-	96	0	-
Merlin	16	12	-25	5	5	0	7	1	-85	2	2	0	610,000	1,125,000	+84	305,000	562,500	+84	305,000	562,500	+84	96	93	-3
O'Brien	2	4	+100	0	1	+	0	3	+	1	2	+100	275,000	437,000	+58	275,000	218,500	-20	275,000	218,500	-	94	100	+6
Selma	17	23	+35	7	5	-28	2	5	+150	2	1	-50	1,993,000	320,000	-83	996,500	320,000	-67	996,500	320,000	-	88	95	+7
Sunny Valley	1	0	-	1	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	6	9	+50	1	0	-	0	1	+	2	2	0	911,000	710,000	-22	455,500	355,000	-22	455,500	355,000	-	93	95	+2
Wolf Creek	10	10	0	3	2	-33	3	1	-66	0	1	+	0	239,500	+	0	239,500	+	0	239,500	+	0	92	+
Totals	361	379	+5	133	89	-33	106	93	-12	77	55	-29	37,149,150	23,940,597	-36	482,456	435,284	-10	401,000	365,000	-9	97	96	-1
Grand Totals	361	379	+5	133	89	-33	106	93	-12	77	55	-29	37,149,150	23,940,597	-36	482,456	435,284	-10	401,000	365,000	-9	97	96	-1

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Josephine Co Inventory for 02/1/2022 - 02/28/2023

Search parameters: Property type Residential; 'County' of 'Josephine'.



	Active Listings	New Listings	Sold Listings	Months Inventory
Feb - 2023	283	94	55	5.15
Jan - 2023	317	81	50	6.34
Dec - 2022	354	60	84	4.21
Nov - 2022	407	81	80	5.09
Oct - 2022	437	119	112	3.90
Sep - 2022	443	145	99	4.47
Aug - 2022	453	154	91	4.98
Jul - 2022	449	150	108	4.16
Jun - 2022	412	194	133	3.10
May - 2022	356	177	148	2.41
Apr - 2022	326	203	107	3.05
Mar - 2022	280	199	132	2.12
Feb - 2022	243	134	80	3.04

Keybox Activity Report

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

Keybox Accesses	Feb 22	Feb 23	Change
	6657	5417	-18.6%

