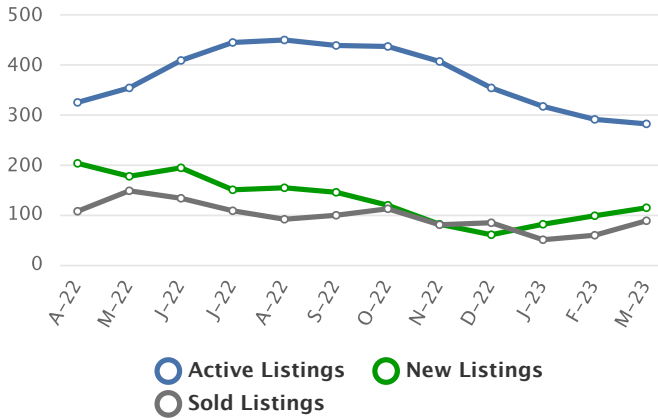


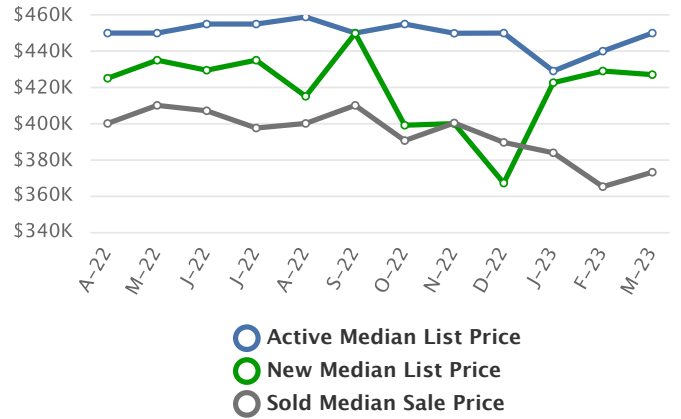
Market Summary

Josephine Residential, March 2023

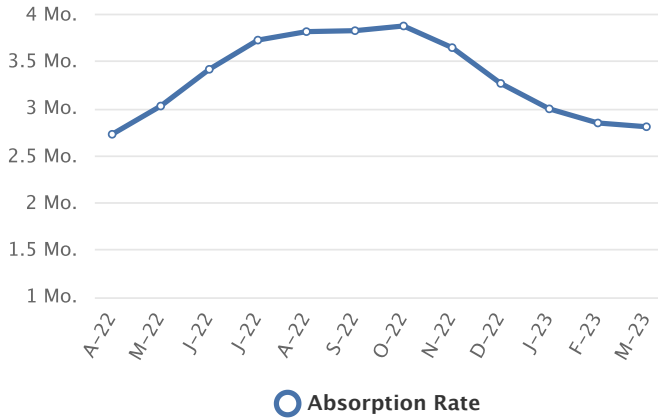
Number of Listings



Listing Prices



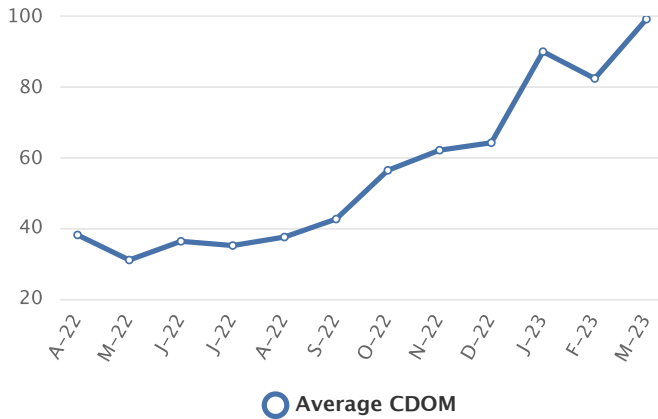
Absorption Rate, in Months



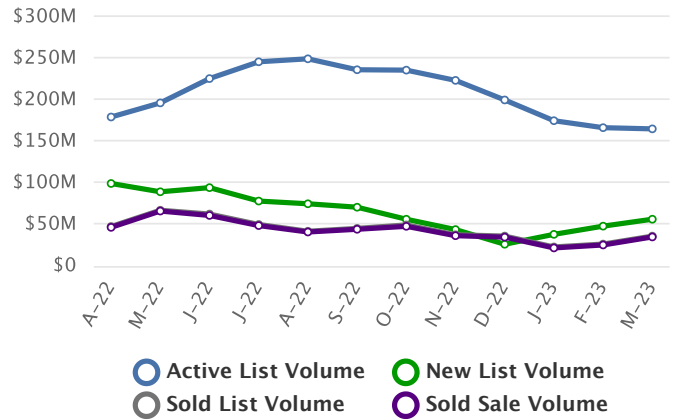
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Mar-23	Mar-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	2.81	2.39	17.57	2.89	2.15	34.42
Average List Price	\$584,354	\$532,793	9.68	\$523,028	\$509,036	2.75
Median List Price	\$450,000	\$434,999	3.45	\$425,000	\$429,000	-0.93
Average Sale Price	\$396,958	\$459,523	-13.62	\$415,968	\$454,315	-8.44
Median Sale Price	\$373,000	\$421,250	-11.45	\$370,000	\$405,000	-8.64
Average CDOM	99	46	115.22	92	50	84.00
Median CDOM	66	14	371.43	67	23	191.30

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	1	-100.0	0	2	-100.0
100,000-149,999	2	2	0.0	3	3	0.0
150,000-199,999	1	1	0.0	7	4	75.0
200,000-249,999	3	4	-25.0	10	12	-16.7
250,000-299,999	12	5	140.0	26	18	44.4
300,000-349,999	15	21	-28.6	27	47	-42.6
350,000-399,999	23	21	9.5	46	59	-22.0
400,000-449,999	11	18	-38.9	23	37	-37.8
450,000-499,999	5	11	-54.5	15	26	-42.3
500,000-549,999	3	12	-75.0	10	25	-60.0
550,000-599,999	6	10	-40.0	8	19	-57.9
600,000-649,999	2	9	-77.8	4	14	-71.4
650,000-699,999	1	6	-83.3	4	10	-60.0
700,000-749,999	2	3	-33.3	3	5	-40.0
750,000-799,999	0	1	-100.0	0	6	-100.0
800,000-849,999	1	3	-66.7	2	7	-71.4
850,000-899,999	1	3	-66.7	2	3	-33.3
900,000-949,999	0	1	-100.0	1	2	-50.0
950,000-999,999	0	0	0.0	1	1	0.0
1,000,000-1,099,999	0	0	0.0	1	0	N/A

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	1	2	-50.0	2	3	-33.3
150,000-199,999	2	3	-33.3	8	5	60.0
200,000-249,999	1	1	0.0	7	12	-41.7
250,000-299,999	7	10	-30.0	30	23	30.4
300,000-349,999	17	15	13.3	42	47	-10.6
350,000-399,999	20	24	-16.7	55	69	-20.3
400,000-449,999	13	19	-31.6	29	40	-27.5
450,000-499,999	9	18	-50.0	23	39	-41.0
500,000-549,999	5	7	-28.6	8	17	-52.9
550,000-599,999	4	7	-42.9	12	25	-52.0
600,000-649,999	6	5	20.0	9	14	-35.7
650,000-699,999	5	3	66.7	6	12	-50.0
700,000-749,999	0	1	-100.0	4	4	0.0
750,000-799,999	0	2	-100.0	3	6	-50.0
800,000-849,999	1	1	0.0	2	6	-66.7
850,000-899,999	1	1	0.0	2	4	-50.0
900,000-949,999	0	0	0.0	0	2	-100.0
950,000-999,999	0	0	0.0	3	1	200.0
1,000,000-1,099,999	0	1	-100.0	1	1	0.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	0	0	0.0	2	1	100.0
1,200,000-1,299,999	0	0	0.0	1	1	0.0
1,300,000-1,399,999	0	0	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	0	0.0	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	88	132	-33.3	197	304	-35.2

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	0	0	0.0	1	0	N/A
1,200,000-1,299,999	0	1	-100.0	0	2	-100.0
1,300,000-1,399,999	0	2	-100.0	0	2	-100.0
1,400,000-1,499,999	0	0	0.0	0	1	-100.0
1,500,000-1,599,999	1	0	N/A	2	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	93	123	-24.4	249	336	-25.9

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	1	3	-66.7	4	5	-20.0
150,000-199,999	10	12	-16.7	22	21	4.8
200,000-249,999	18	9	100.0	27	26	3.8
250,000-299,999	16	28	-42.9	52	59	-11.9
300,000-349,999	26	23	13.0	71	71	0.0
350,000-399,999	34	49	-30.6	98	128	-23.4
400,000-449,999	35	21	66.7	69	73	-5.5
450,000-499,999	32	28	14.3	64	67	-4.5
500,000-549,999	15	10	50.0	32	32	0.0
550,000-599,999	15	19	-21.1	36	58	-37.9
600,000-649,999	11	12	-8.3	21	29	-27.6
650,000-699,999	11	12	-8.3	20	33	-39.4
700,000-749,999	5	2	150.0	14	8	75.0
750,000-799,999	15	10	50.0	23	17	35.3
800,000-849,999	3	11	-72.7	7	20	-65.0
850,000-899,999	5	9	-44.4	10	13	-23.1
900,000-949,999	2	1	100.0	2	3	-33.3
950,000-999,999	3	3	0.0	7	6	16.7
1,000,000-1,099,999	2	2	0.0	4	5	-20.0
1,100,000-1,199,999	3	2	50.0	5	3	66.7
1,200,000-1,299,999	4	2	100.0	4	6	-33.3
1,300,000-1,399,999	1	6	-83.3	2	9	-77.8
1,400,000-1,499,999	3	0	N/A	4	1	300.0
1,500,000-1,599,999	1	1	0.0	2	2	0.0
1,600,000-1,699,999	2	1	100.0	2	2	0.0
1,700,000-1,799,999	3	0	N/A	3	1	200.0
1,800,000-1,899,999	0	0	0.0	0	2	-100.0
1,900,000-1,999,999	2	0	N/A	2	0	N/A
2,000,000-2,249,999	0	1	-100.0	1	1	0.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	3	4	-25.0
150,000-199,999	5	6	-16.7	10	10	0.0
200,000-249,999	3	4	-25.0	11	17	-35.3
250,000-299,999	7	16	-56.2	23	38	-39.5
300,000-349,999	16	13	23.1	43	51	-15.7
350,000-399,999	20	31	-35.5	46	86	-46.5
400,000-449,999	14	34	-58.8	35	57	-38.6
450,000-499,999	11	17	-35.3	28	44	-36.4
500,000-549,999	8	9	-11.1	14	25	-44.0
550,000-599,999	5	22	-77.3	16	35	-54.3
600,000-649,999	3	9	-66.7	12	22	-45.5
650,000-699,999	8	11	-27.3	13	20	-35.0
700,000-749,999	3	1	200.0	5	5	0.0
750,000-799,999	1	7	-85.7	11	11	0.0
800,000-849,999	3	5	-40.0	3	10	-70.0
850,000-899,999	2	2	0.0	4	6	-33.3
900,000-949,999	0	1	-100.0	2	2	0.0
950,000-999,999	1	2	-50.0	3	2	50.0
1,000,000-1,099,999	0	1	-100.0	1	1	0.0
1,100,000-1,199,999	1	0	N/A	2	1	100.0
1,200,000-1,299,999	0	2	-100.0	3	2	50.0
1,300,000-1,399,999	1	3	-66.7	1	6	-83.3
1,400,000-1,499,999	1	0	N/A	1	0	N/A
1,500,000-1,599,999	0	1	-100.0	0	1	-100.0
1,600,000-1,699,999	0	0	0.0	1	0	N/A
1,700,000-1,799,999	0	1	-100.0	1	1	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	1	0	N/A	1	1	0.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	0	1	-100.0	0	1	-100.0
2,500,000-2,749,999	1	1	0.0	1	1	0.0
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
3,250,000-3,499,999	0	0	0.0	1	0	N/A
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	1	0	N/A	1	0	N/A
4,250,000-4,499,999	1	0	N/A	1	0	N/A
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	282	279	1.1	613	703	-12.8

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
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
2,750,000-2,999,999	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	114	199	-42.7	293	460	-36.3

Josephine Co Year Over Year Comparison

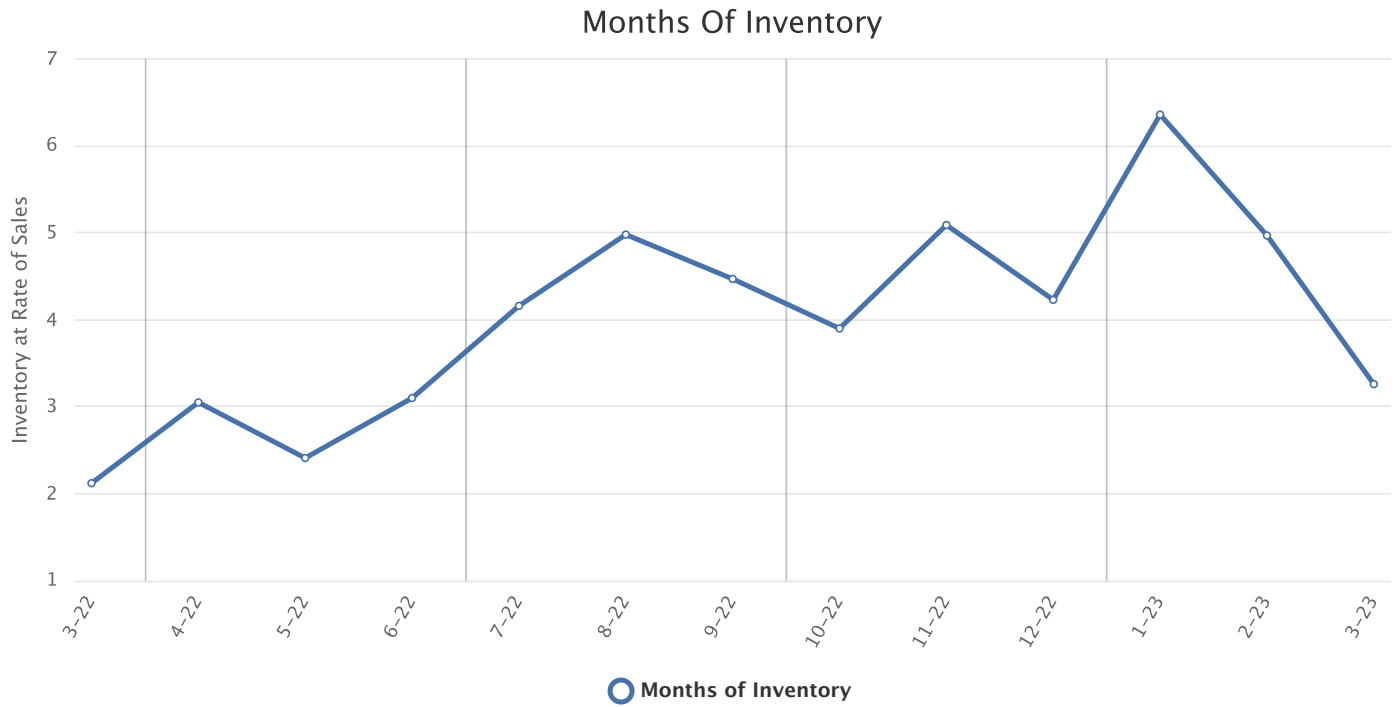
Activity between 3/1/2023 and 3/31/2023

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	83	69	-16	20	10	-50	14	8	-42	13	7	-46	4,459,000	2,334,000	-47	343,000	333,428	-2	340,000	330,000	-	93	95	+2
Grants Pass	276	249	-9	144	84	-41	95	69	-27	107	73	-31	50,517,125	29,328,634	-41	472,122	401,762	-14	422,500	376,000	-	98	97	-1
Kerby	5	3	-40	1	0	-	1	1	0	2	1	-50	214,000	130,000	-39	107,000	130,000	+21	107,000	130,000	+21	77	92	+19
Merlin	17	17	0	8	7	-12	7	3	-57	5	3	-40	2,033,000	1,780,000	-12	406,600	593,333	+45	460,000	600,000	+30	93	96	+3
O'Brien	6	3	-50	4	2	-50	1	0	-	0	1	+	0	290,000	+	0	290,000	+	0	290,000	+	0	90	+
Selma	22	17	-22	8	1	-87	3	4	+33	2	3	+50	996,500	1,342,750	+34	498,250	447,583	-10	498,250	420,000	-	96	96	0
Sunny Valley	1	3	+200	0	3	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	11	9	-18	5	1	-80	0	2	+	2	1	-50	1,528,950	260,000	-82	764,475	260,000	-65	764,475	260,000	-	99	92	-7
Wolf Creek	11	9	-18	4	1	-75	2	3	+50	1	1	0	244,415	364,000	+48	244,415	364,000	+48	244,415	364,000	+48	94	87	-7
Totals	432	379	-12	194	109	-44	123	90	-27	132	90	-32	59,992,990	35,829,384	-40	454,492	398,104	-12	411,750	369,350	-10	98	97	-1
Grand Totals	432	379	-12	194	109	-44	123	90	-27	132	90	-32	59,992,990	35,829,384	-40	454,492	398,104	-12	411,750	369,350	-10	98	97	-1

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Market Trends for Mar 2022 - Mar 2023

Filters: Property type Residential; Property Sub Type of 'Condominium', 'Manufactured On Land', 'Single Family Residence', 'Townhouse'; County of 'Josephine'.



	Months Inventory
Mar - 2023	3.26
Feb - 2023	4.97
Jan - 2023	6.36
Dec - 2022	4.23
Nov - 2022	5.09
Oct - 2022	3.90
Sep - 2022	4.47
Aug - 2022	4.98
Jul - 2022	4.16
Jun - 2022	3.10
May - 2022	2.41
Apr - 2022	3.05
Mar - 2022	2.12

Keybox Activity Report

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

Keybox Accesses	Mar 22	Mar 23	Change
	8153	6339	-22.2%

