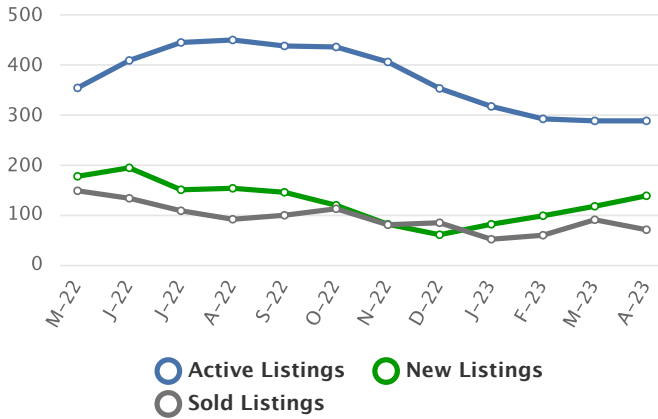


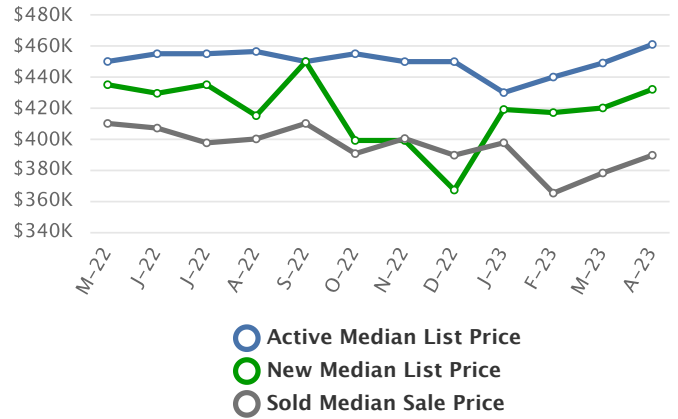
Market Summary

Josephine Residential, April 2023

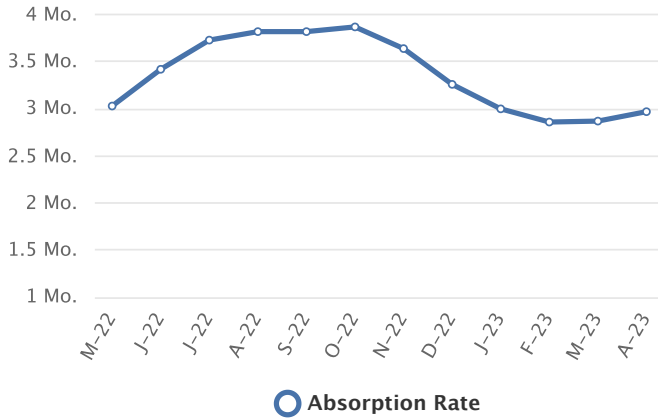
Number of Listings



Listing Prices



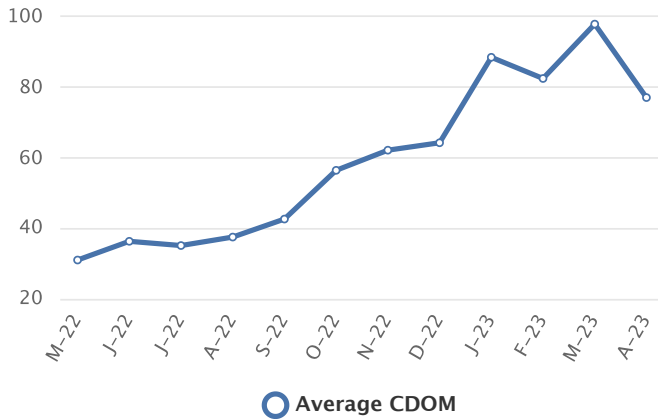
Absorption Rate, in Months



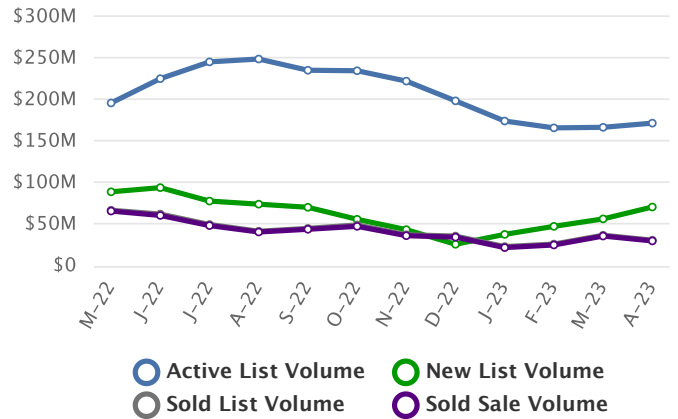
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-23	Apr-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	2.97	2.73	8.79	2.93	2.3	27.39
Average List Price	\$596,045	\$550,646	8.24	\$518,884	\$504,333	2.89
Median List Price	\$461,000	\$450,000	2.44	\$425,000	\$425,000	0.00
Average Sale Price	\$430,602	\$434,053	-0.80	\$420,635	\$449,040	-6.33
Median Sale Price	\$389,450	\$400,000	-2.64	\$380,000	\$400,500	-5.12
Average CDOM	77	38	102.63	87	47	85.11
Median CDOM	32	15	113.33	60	19	215.79

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	0	2	-100.0
100,000-149,999	2	1	100.0	5	4	25.0
150,000-199,999	0	3	-100.0	7	7	0.0
200,000-249,999	2	5	-60.0	12	17	-29.4
250,000-299,999	5	9	-44.4	31	27	14.8
300,000-349,999	11	17	-35.3	38	64	-40.6
350,000-399,999	17	17	0.0	64	76	-15.8
400,000-449,999	10	14	-28.6	34	51	-33.3
450,000-499,999	4	17	-76.5	19	43	-55.8
500,000-549,999	4	5	-20.0	14	30	-53.3
550,000-599,999	4	5	-20.0	12	24	-50.0
600,000-649,999	6	5	20.0	10	19	-47.4
650,000-699,999	3	3	0.0	8	13	-38.5
700,000-749,999	0	1	-100.0	3	6	-50.0
750,000-799,999	0	0	0.0	0	6	-100.0
800,000-849,999	1	1	0.0	3	8	-62.5
850,000-899,999	0	1	-100.0	2	4	-50.0
900,000-949,999	0	0	0.0	1	2	-50.0
950,000-999,999	1	0	N/A	2	1	100.0
1,000,000-1,099,999	0	1	-100.0	1	1	0.0

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	2	0	N/A	4	3	33.3
150,000-199,999	6	5	20.0	14	10	40.0
200,000-249,999	4	5	-20.0	11	17	-35.3
250,000-299,999	6	18	-66.7	37	41	-9.8
300,000-349,999	9	14	-35.7	47	61	-23.0
350,000-399,999	22	28	-21.4	78	97	-19.6
400,000-449,999	10	17	-41.2	39	57	-31.6
450,000-499,999	10	12	-16.7	30	51	-41.2
500,000-549,999	5	6	-16.7	12	23	-47.8
550,000-599,999	7	11	-36.4	18	36	-50.0
600,000-649,999	2	6	-66.7	11	20	-45.0
650,000-699,999	5	4	25.0	11	16	-31.2
700,000-749,999	0	1	-100.0	4	5	-20.0
750,000-799,999	1	2	-50.0	4	8	-50.0
800,000-849,999	1	3	-66.7	3	9	-66.7
850,000-899,999	1	0	N/A	3	4	-25.0
900,000-949,999	0	0	0.0	0	2	-100.0
950,000-999,999	1	2	-50.0	4	3	33.3
1,000,000-1,099,999	1	0	N/A	2	1	100.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	0	1	-100.0	2	2	0.0
1,200,000-1,299,999	0	1	-100.0	1	2	-50.0
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	70	107	-34.6	270	411	-34.3

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	2	-100.0	0	4	-100.0
1,300,000-1,399,999	0	0	0.0	0	2	-100.0
1,400,000-1,499,999	0	0	0.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	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	136	-31.6	335	472	-29.0

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	3	3	0.0	6	6	0.0
150,000-199,999	10	11	-9.1	29	26	11.5
200,000-249,999	15	10	50.0	34	33	3.0
250,000-299,999	19	32	-40.6	68	82	-17.1
300,000-349,999	21	34	-38.2	79	97	-18.6
350,000-399,999	33	42	-21.4	125	159	-21.4
400,000-449,999	35	29	20.7	82	95	-13.7
450,000-499,999	28	30	-6.7	72	87	-17.2
500,000-549,999	16	15	6.7	40	45	-11.1
550,000-599,999	23	23	0.0	48	77	-37.7
600,000-649,999	13	14	-7.1	28	36	-22.2
650,000-699,999	12	17	-29.4	29	36	-19.4
700,000-749,999	8	5	60.0	14	15	-6.7
750,000-799,999	12	11	9.1	23	19	21.1
800,000-849,999	2	11	-81.8	9	24	-62.5
850,000-899,999	6	8	-25.0	13	15	-13.3
900,000-949,999	2	1	100.0	3	3	0.0
950,000-999,999	5	5	0.0	12	8	50.0
1,000,000-1,099,999	2	4	-50.0	5	6	-16.7
1,100,000-1,199,999	2	2	0.0	5	4	25.0
1,200,000-1,299,999	4	4	0.0	7	8	-12.5
1,300,000-1,399,999	3	6	-50.0	4	11	-63.6
1,400,000-1,499,999	2	0	N/A	3	2	50.0
1,500,000-1,599,999	0	1	-100.0	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	1	200.0	3	2	50.0
1,800,000-1,899,999	1	1	0.0	1	2	-50.0
1,900,000-1,999,999	1	1	0.0	1	1	0.0
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	2	1	100.0	5	5	0.0
150,000-199,999	6	5	20.0	17	15	13.3
200,000-249,999	8	7	14.3	18	24	-25.0
250,000-299,999	13	23	-43.5	39	61	-36.1
300,000-349,999	10	26	-61.5	51	77	-33.8
350,000-399,999	23	31	-25.8	70	117	-40.2
400,000-449,999	13	22	-40.9	49	79	-38.0
450,000-499,999	11	20	-45.0	39	64	-39.1
500,000-549,999	8	13	-38.5	22	38	-42.1
550,000-599,999	11	19	-42.1	27	54	-50.0
600,000-649,999	4	7	-42.9	19	29	-34.5
650,000-699,999	9	3	200.0	23	23	0.0
700,000-749,999	0	7	-100.0	4	12	-66.7
750,000-799,999	2	2	0.0	11	13	-15.4
800,000-849,999	2	3	-33.3	4	13	-69.2
850,000-899,999	4	3	33.3	8	9	-11.1
900,000-949,999	0	0	0.0	3	2	50.0
950,000-999,999	5	2	150.0	8	4	100.0
1,000,000-1,099,999	0	1	-100.0	1	2	-50.0
1,100,000-1,199,999	2	1	100.0	3	2	50.0
1,200,000-1,299,999	3	2	50.0	6	4	50.0
1,300,000-1,399,999	0	2	-100.0	2	8	-75.0
1,400,000-1,499,999	1	1	0.0	1	1	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	1	0	N/A
1,700,000-1,799,999	0	1	-100.0	1	2	-50.0
1,800,000-1,899,999	0	0	0.0	0	1	-100.0
1,900,000-1,999,999	0	1	-100.0	0	1	-100.0
2,000,000-2,249,999	0	0	0.0	1	1	0.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	1	1	0.0	1	1	0.0
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	2	0	N/A	2	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	288	325	-11.4	754	906	-16.8

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	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	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	138	203	-32.0	434	663	-34.5

Josephine Co Year Over Year Comparison

This Year: 4/1/2023 to 4/30/2023

Last Year: 4/1/2022 to 4/30/2022

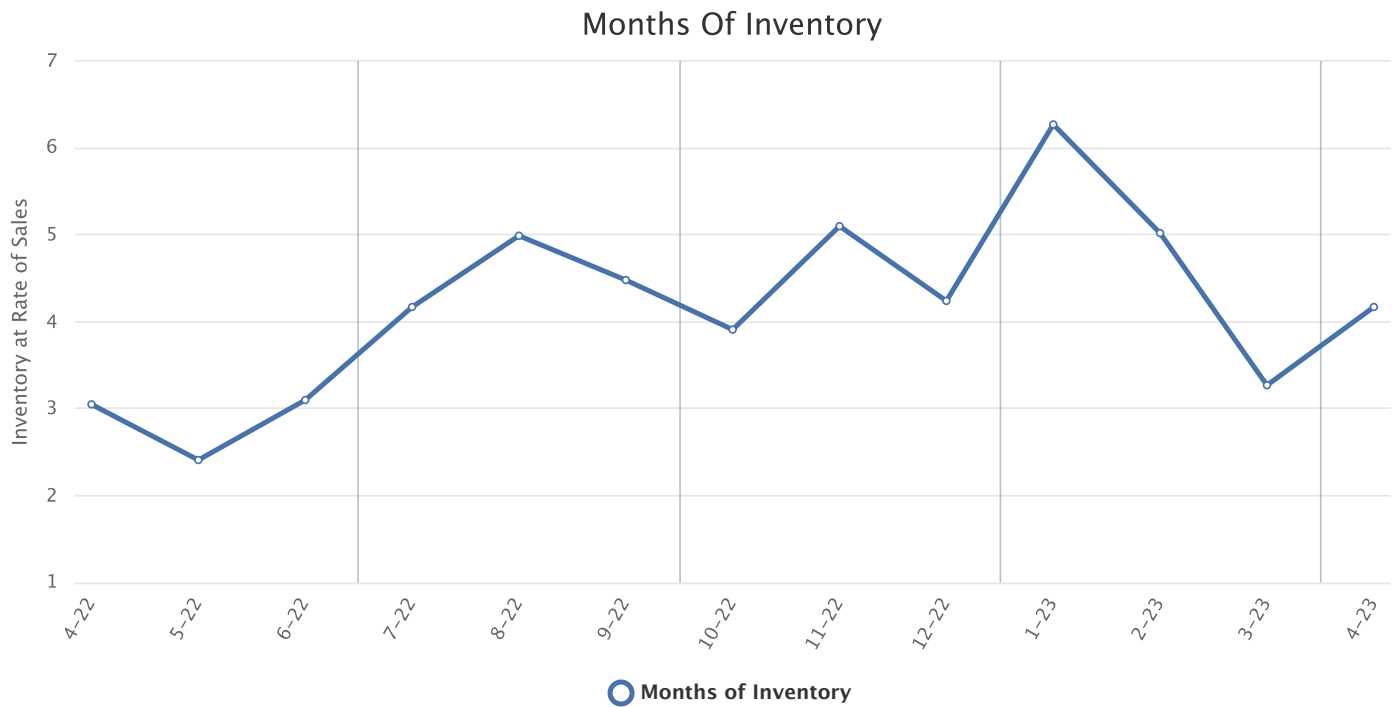
Residential

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	92	70	-23	27	14	-48	12	11	-8	15	6	-60	5,024,058	1,814,750	-63	334,937	302,458	-9	340,000	327,000	-	99	93	-6
Grants Pass	315	277	-12	147	105	-28	107	74	-30	82	52	-36	37,107,150	22,796,686	-38	452,526	438,397	-3	420,000	400,000	-	98	97	-1
Kerby	4	2	-50	0	0	0	1	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	20	20	0	10	6	-40	7	4	-42	5	1	-80	2,909,000	548,000	-81	581,800	548,000	-5	565,000	548,000	-	98	97	-1
O'Brien	5	5	0	0	2	+	0	0	0	1	0	-	449,000	0	-	449,000	0	-	449,000	0	-	100	0	-
Selma	26	22	-15	7	9	+28	2	2	0	3	4	+33	1,183,900	1,779,700	+50	394,633	444,925	+12	425,000	381,000	-	95	99	+4
Sunny Valley	2	4	+100	1	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	15	8	-46	4	1	-75	3	2	-33	1	4	+300	400,000	1,448,000	+262	400,000	362,000	-9	400,000	346,500	-	88	98	+11
Wolf Creek	18	8	-55	9	2	-77	1	0	-	2	2	0	645,000	1,140,000	+76	322,500	570,000	+76	322,500	570,000	+76	87	97	+11
Totals	497	416	-16	205	140	-32	134	94	-30	109	69	-37	47,718,108	29,527,136	-38	437,781	427,930	-2	400,000	389,000	-3	98	97	-1
Grand Totals	497	416	-16	205	140	-32	134	94	-30	109	69	-37	47,718,108	29,527,136	-38	437,781	427,930	-2	400,000	389,000	-3	98	97	-1

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Market Trends for Apr 2022 - Apr 2023

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



	Months Inventory
Apr - 2023	4.17
Mar - 2023	3.27
Feb - 2023	5.02
Jan - 2023	6.27
Dec - 2022	4.24
Nov - 2022	5.10
Oct - 2022	3.91
Sep - 2022	4.48
Aug - 2022	4.99
Jul - 2022	4.17
Jun - 2022	3.10
May - 2022	2.41
Apr - 2022	3.05

Keybox Activity Report

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

Keybox Accesses	Apr 22	Apr 23	Change
	8063	6325	-21.6%

