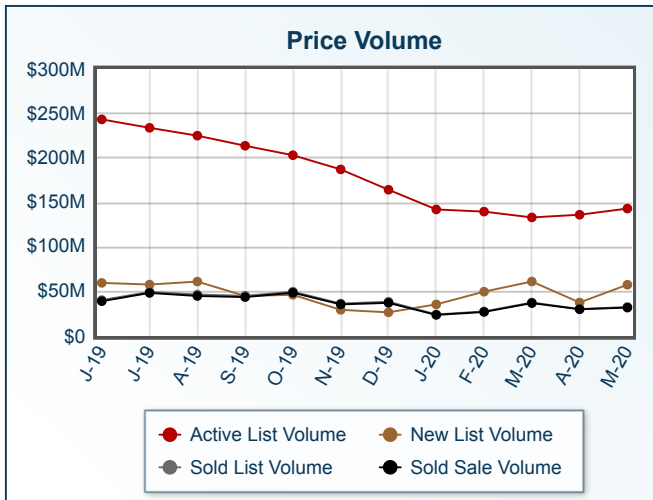
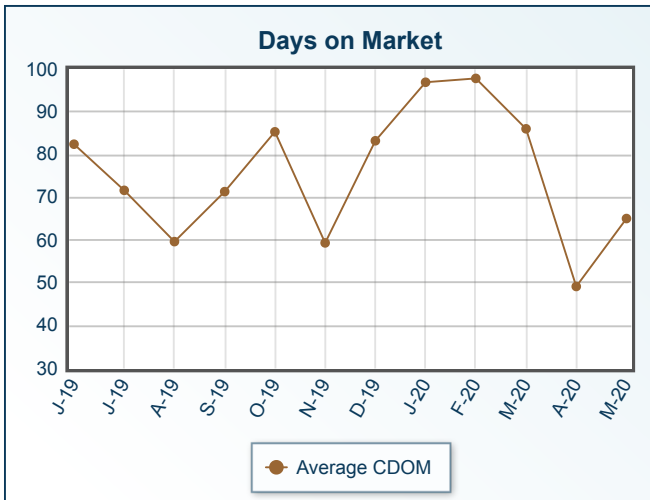
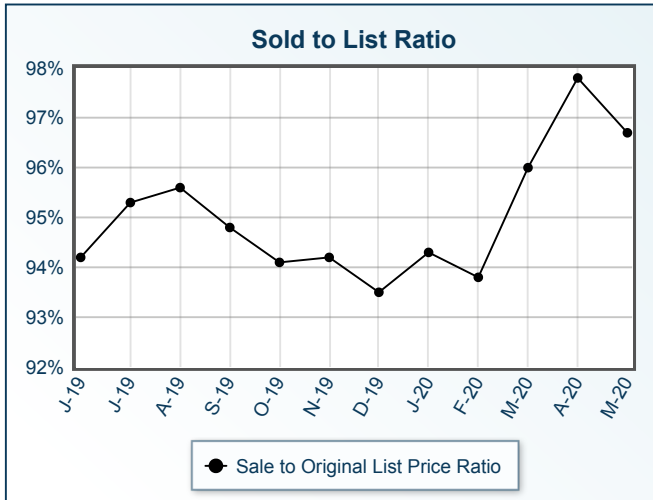
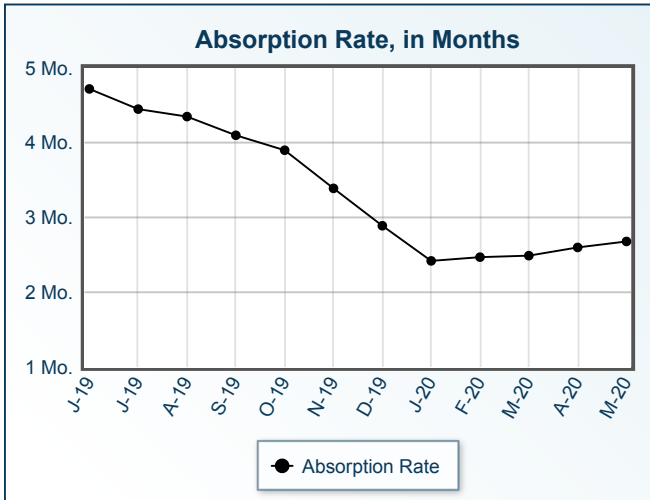
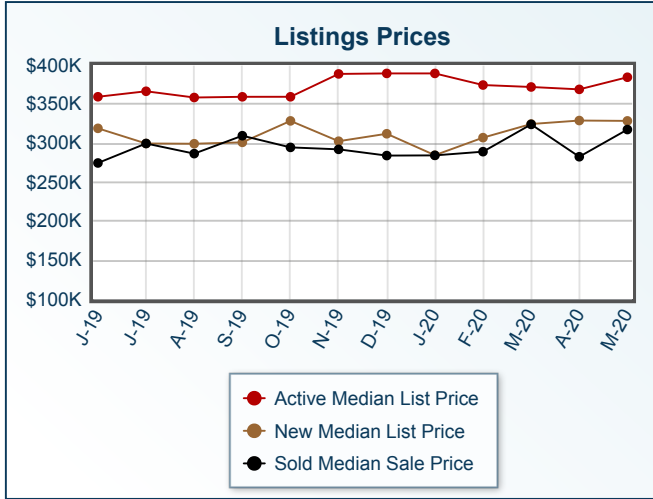
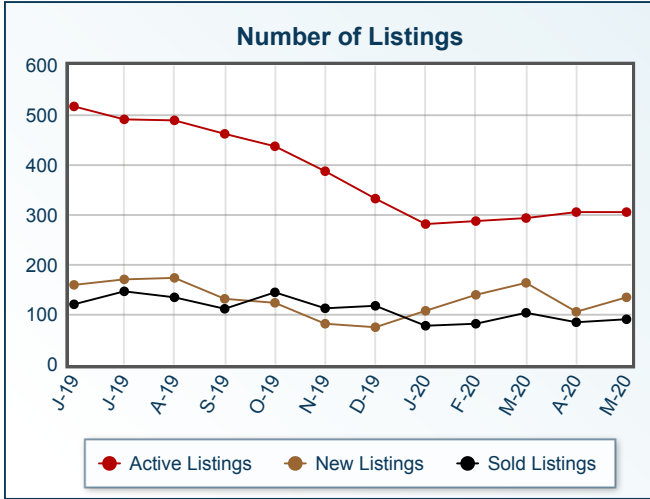


Market Summary

Josephine Co Residential, May 2020



Summary Statistics						
	May-20	May-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2.68	4.82	-44.40	2.53	4.52	-44.03
Average List Price	\$468,469	\$460,382	1.76	\$414,509	\$403,655	2.69
Median List Price	\$385,000	\$349,000	10.32	\$330,000	\$319,000	3.45
Average Sale Price	\$349,945	\$323,508	8.17	\$339,336	\$314,800	7.79
Median Sale Price	\$317,900	\$283,000	12.33	\$297,250	\$282,500	5.22
Average CDOM	65	100	-35.00	78	94	-17.02
Median CDOM	28	21	33.33	33	41	-19.51

Sold Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	0	0	0.0	5	2	150.0
100,000-149,999	3	6	-50.0	15	28	-46.4
150,000-199,999	6	10	-40.0	39	46	-15.2
200,000-249,999	12	30	-60.0	70	105	-33.3
250,000-299,999	21	24	-12.5	96	116	-17.2
300,000-349,999	12	22	-45.5	65	74	-12.2
350,000-399,999	13	16	-18.7	48	47	2.1
400,000-449,999	6	7	-14.3	28	33	-15.2
450,000-499,999	4	5	-20.0	17	17	0.0
500,000-549,999	6	3	100.0	19	11	72.7
550,000-599,999	2	3	-33.3	13	10	30.0
600,000-649,999	1	0	N/A	4	5	-20.0
650,000-699,999	2	0	N/A	3	2	50.0
700,000-749,999	0	1	-100.0	3	2	50.0
750,000-799,999	1	1	0.0	4	2	100.0
800,000-849,999	0	1	-100.0	1	1	0.0
850,000-899,999	1	0	N/A	4	1	300.0
900,000-949,999	1	0	N/A	1	3	-66.7
950,000-999,999	0	0	0.0	2	1	100.0
1,000,000-1,099,999	0	0	0.0	1	2	-50.0
1,100,000-1,199,999	0	0	0.0	1	1	0.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
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	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	0	0.0
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
3,250,000-3,499,999	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	91	130	-30.0	440	510	-13.7

Pending Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	0	1	-100.0	3	3	0.0
100,000-149,999	5	4	25.0	16	25	-36.0
150,000-199,999	5	11	-54.5	41	49	-16.3
200,000-249,999	27	24	12.5	100	105	-4.8
250,000-299,999	35	38	-7.9	115	146	-21.2
300,000-349,999	15	18	-16.7	66	75	-12.0
350,000-399,999	22	10	120.0	71	55	29.1
400,000-449,999	8	15	-46.7	34	46	-26.1
450,000-499,999	9	7	28.6	37	24	54.2
500,000-549,999	6	2	200.0	20	13	53.8
550,000-599,999	4	2	100.0	11	11	0.0
600,000-649,999	2	1	100.0	8	5	60.0
650,000-699,999	3	3	0.0	6	9	-33.3
700,000-749,999	2	0	N/A	2	2	0.0
750,000-799,999	0	2	-100.0	0	6	-100.0
800,000-849,999	1	1	0.0	4	1	300.0
850,000-899,999	1	0	N/A	4	1	300.0
900,000-949,999	0	0	0.0	1	0	N/A
950,000-999,999	1	0	N/A	2	2	0.0
1,000,000-1,099,999	0	0	0.0	0	3	-100.0
1,100,000-1,199,999	0	0	0.0	1	0	N/A
1,200,000-1,299,999	2	0	N/A	2	0	N/A
1,300,000-1,399,999	1	0	N/A	1	1	0.0
1,400,000-1,499,999	0	1	-100.0	0	1	-100.0
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	1	-100.0
2,250,000-2,499,999	0	0	0.0	0	1	-100.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	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	149	140	6.4	546	585	-6.7

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg		2020	2019	% Chg	2020	2019	% Chg
	0-99,999	2	9	-77.8	5	12		-58.3	0-99,999	0	2	-100.0	3
100,000-149,999	6	14	-57.1	23	43	-46.5	100,000-149,999	4	6	-33.3	13	31	-58.1
150,000-199,999	16	38	-57.9	68	96	-29.2	150,000-199,999	7	11	-36.4	44	57	-22.8
200,000-249,999	39	54	-27.8	140	189	-25.9	200,000-249,999	13	39	-66.7	109	131	-16.8
250,000-299,999	34	92	-63.0	157	264	-40.5	250,000-299,999	33	45	-26.7	134	165	-18.8
300,000-349,999	30	61	-50.8	109	158	-31.0	300,000-349,999	19	28	-32.1	83	101	-17.8
350,000-399,999	44	52	-15.4	115	130	-11.5	350,000-399,999	12	25	-52.0	77	83	-7.2
400,000-449,999	26	40	-35.0	66	101	-34.7	400,000-449,999	9	22	-59.1	44	59	-25.4
450,000-499,999	25	37	-32.4	74	79	-6.3	450,000-499,999	10	14	-28.6	45	50	-10.0
500,000-549,999	16	18	-11.1	40	41	-2.4	500,000-549,999	9	5	80.0	28	24	16.7
550,000-599,999	14	22	-36.4	26	40	-35.0	550,000-599,999	3	6	-50.0	18	21	-14.3
600,000-649,999	6	9	-33.3	21	17	23.5	600,000-649,999	3	2	50.0	11	8	37.5
650,000-699,999	10	12	-16.7	22	23	-4.3	650,000-699,999	2	5	-60.0	16	15	6.7
700,000-749,999	7	10	-30.0	10	14	-28.6	700,000-749,999	1	1	0.0	5	9	-44.4
750,000-799,999	2	8	-75.0	6	18	-66.7	750,000-799,999	2	2	0.0	4	11	-63.6
800,000-849,999	1	6	-83.3	4	6	-33.3	800,000-849,999	0	2	-100.0	0	4	-100.0
850,000-899,999	5	8	-37.5	10	11	-9.1	850,000-899,999	0	0	0.0	4	3	33.3
900,000-949,999	2	3	-33.3	4	3	33.3	900,000-949,999	1	0	N/A	1	1	0.0
950,000-999,999	2	10	-80.0	6	16	-62.5	950,000-999,999	0	1	-100.0	3	8	-62.5
1,000,000-1,099,999	3	2	50.0	3	6	-50.0	1,000,000-1,099,999	0	0	0.0	0	1	-100.0
1,100,000-1,199,999	3	4	-25.0	5	6	-16.7	1,100,000-1,199,999	1	2	-50.0	2	3	-33.3
1,200,000-1,299,999	6	2	200.0	9	4	125.0	1,200,000-1,299,999	2	1	100.0	5	2	150.0
1,300,000-1,399,999	0	1	-100.0	2	5	-60.0	1,300,000-1,399,999	1	0	N/A	1	1	0.0
1,400,000-1,499,999	0	2	-100.0	1	2	-50.0	1,400,000-1,499,999	0	0	0.0	0	2	-100.0
1,500,000-1,599,999	2	2	0.0	2	2	0.0	1,500,000-1,599,999	0	1	-100.0	0	1	-100.0
1,600,000-1,699,999	1	1	0.0	3	3	0.0	1,600,000-1,699,999	0	0	0.0	0	1	-100.0
1,700,000-1,799,999	0	2	-100.0	0	2	-100.0	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	1	1	0.0	1	1	0.0	1,800,000-1,899,999	1	0	N/A	1	0	N/A
1,900,000-1,999,999	1	0	N/A	1	1	0.0	1,900,000-1,999,999	1	0	N/A	1	0	N/A
2,000,000-2,249,999	0	1	-100.0	0	2	-100.0	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	1	1	0.0	2	4	-50.0	2,250,000-2,499,999	1	0	N/A	1	1	0.0
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0	2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	0	2	-100.0	2	2	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	3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0	3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	1	1	0.0	1	1	0.0	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	2	-100.0	2	2	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	4,000,000-4,249,999	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+	0	0	0.0	0	0	0.0	5,000,000+	0	0	0.0	0	0	0.0
Totals	306	528	-42.0	940	1305	-28.0	Totals	135	221	-38.9	653	804	-18.8

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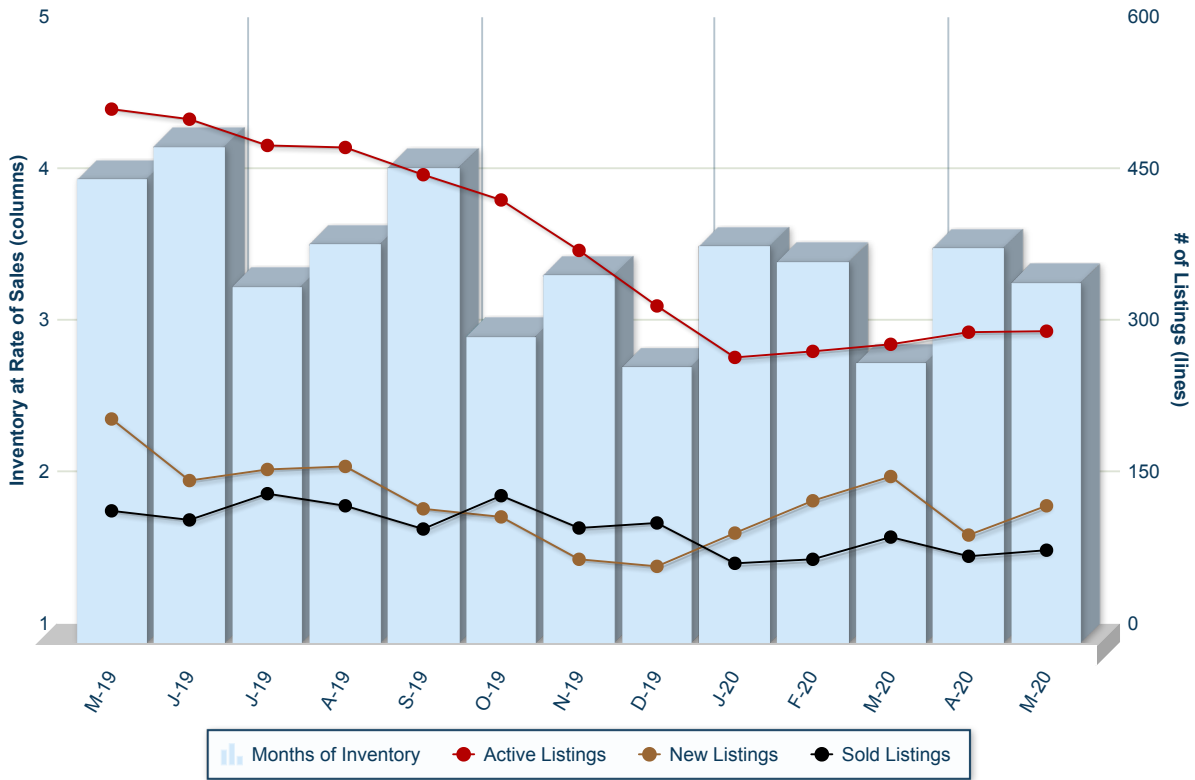
Josephine Co Year Over Year Comparison

Activity between 5/1/2020 and 5/31/2020

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	79	33	-58	18	3	-83	10	8	-20	12	8	-33	3,082,900	2,404,000	-22	256,908	300,500	+16	227,500	331,000	+45	93	97	+4
Grants Pass	522	352	-32	182	122	-32	119	122	+2	100	69	-31	32,214,249	23,739,749	-26	322,142	344,054	+6	281,450	293,000	+4	98	98	0
Kerby	5	1	-80	1	0	-	0	0	0	0	2	+	0	500,000	+	0	250,000	+	0	250,000	+	0	92	+
Merlin	17	10	-41	8	2	-75	6	5	-16	5	2	-60	2,055,000	735,000	-64	411,000	367,500	-10	395,000	367,500	-	99	99	0
O'Brien	8	5	-37	0	0	0	0	0	0	4	0	-	932,000	0	-	233,000	0	-	244,000	0	-	96	0	-
Selma	32	8	-75	7	1	-85	3	2	-33	2	3	+50	579,950	1,043,500	+79	289,975	347,833	+19	289,975	330,000	+13	98	103	+5
Sunny Valley	3	2	-33	1	0	-	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	5	5	0	1	2	+100	1	1	0	1	1	0	380,000	369,000	-2	380,000	369,000	-2	380,000	369,000	-	98	102	+4
Williams	25	21	-16	4	5	+25	2	8	+300	9	3	-66	4,157,000	1,381,750	-66	461,888	460,583	-0	380,000	526,000	+38	98	98	0
Wolf Creek	14	9	-35	5	2	-60	1	5	+400	2	5	+150	465,000	2,214,000	+376	232,500	442,800	+90	232,500	399,000	+71	94	93	-1
Totals	710	446	-37	227	137	-40	142	152	+7	135	93	-31	43,866,099	32,386,999	-26	324,934	348,247	+7	283,000	315,000	+11	98	98	0
Grand Totals	710	446	-37	227	137	-40	142	152	+7	135	93	-31	43,866,099	32,386,999	-26	324,934	348,247	+7	283,000	315,000	+11	98	98	0

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Josephine Co Inventory May 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
May - 2020	308	135	91	3.38
Apr - 2020	307	106	85	3.61
Mar - 2020	295	164	104	2.84
Feb - 2020	288	140	82	3.51
Jan - 2020	282	108	78	3.62
Dec - 2019	333	75	118	2.82
Nov - 2019	388	82	113	3.43
Oct - 2019	438	124	145	3.02
Sep - 2019	463	132	112	4.13
Aug - 2019	490	174	135	3.63
Jul - 2019	492	171	147	3.35
Jun - 2019	518	160	121	4.28
May - 2019	528	221	130	4.06

Keybox Activity Report



Keybox Accesses	May 19	May 20	Change
	11212	7476	-33.3%

