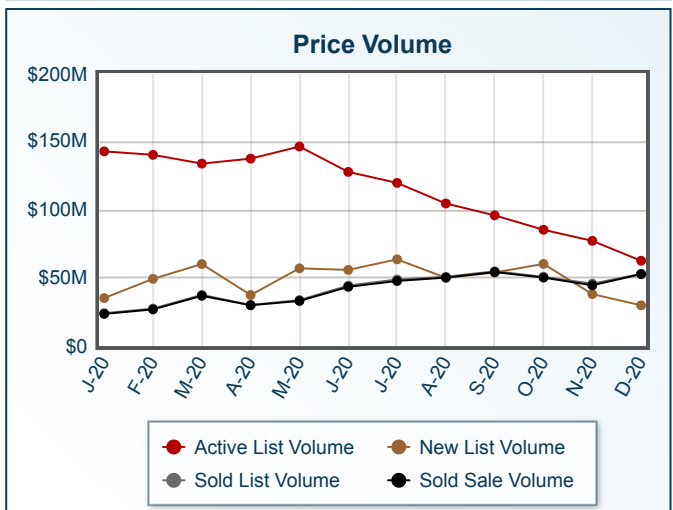
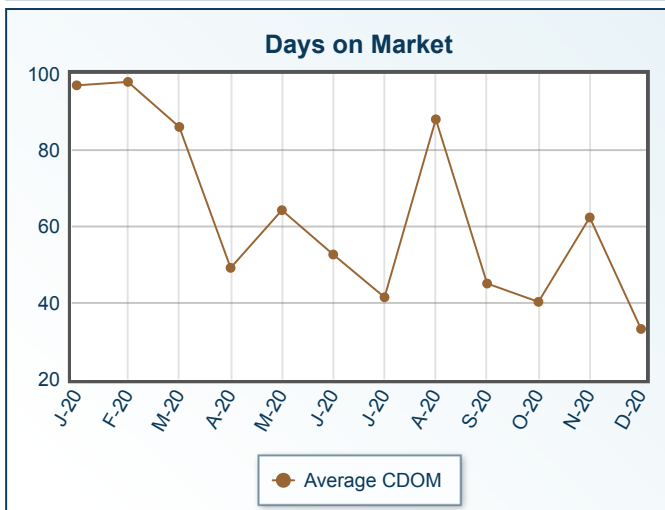
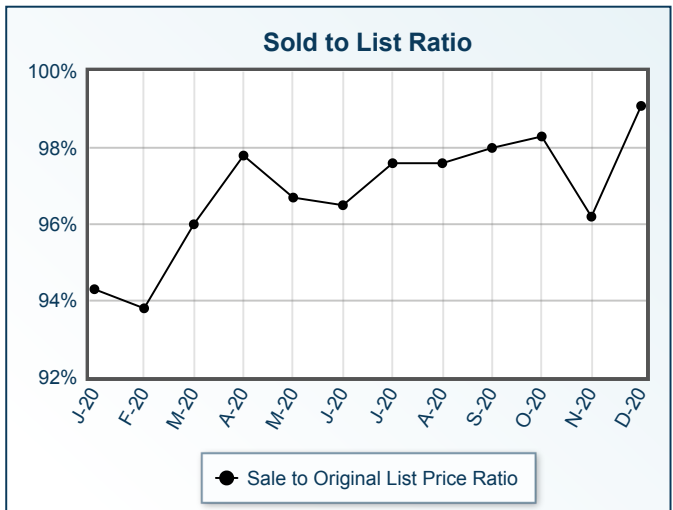
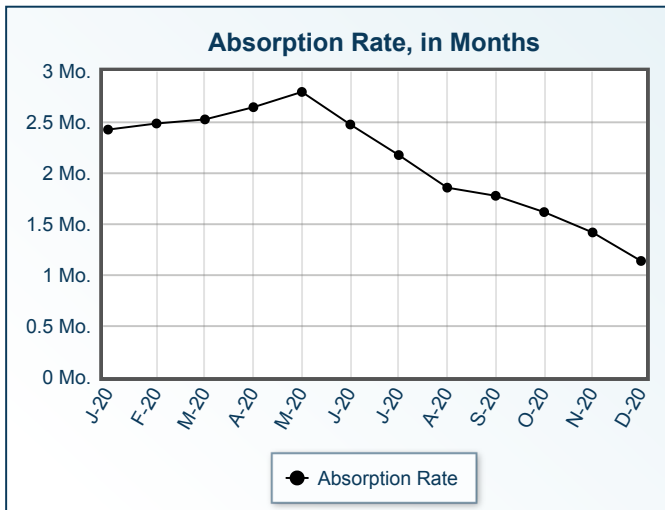
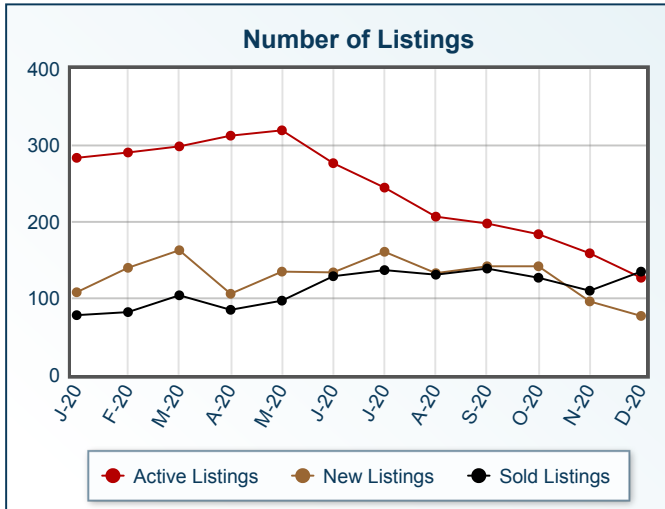


Market Summary

Josephine Co Residential, December 2020



Summary Statistics						
	Dec-20	Dec-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	1.14	2.89	-60.55	2.12	4.2	-49.52
Average List Price	\$493,542	\$494,089	-0.11	\$405,592	\$383,453	5.77
Median List Price	\$395,000	\$389,000	1.54	\$348,450	\$315,000	10.62
Average Sale Price	\$391,422	\$315,220	24.17	\$365,122	\$326,902	11.69
Median Sale Price	\$361,000	\$284,500	26.89	\$325,750	\$289,999	12.33
Average CDOM	33	83	-60.24	N/A	81	N/A
Median CDOM	8	49	-83.67	18	35	-48.57

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-99,999	0	1	-100.0	10	10
100,000-149,999	1	4	-75.0	30	55	-45.5
150,000-199,999	3	13	-76.9	84	109	-22.9
200,000-249,999	16	24	-33.3	176	261	-32.6
250,000-299,999	18	25	-28.0	256	346	-26.0
300,000-349,999	22	17	29.4	209	208	0.5
350,000-399,999	33	9	266.7	182	135	34.8
400,000-449,999	8	10	-20.0	113	92	22.8
450,000-499,999	8	2	300.0	92	47	95.7
500,000-549,999	10	5	100.0	64	33	93.9
550,000-599,999	4	2	100.0	41	29	41.4
600,000-649,999	1	3	-66.7	26	19	36.8
650,000-699,999	2	0	N/A	17	11	54.5
700,000-749,999	2	1	100.0	12	7	71.4
750,000-799,999	2	1	100.0	8	12	-33.3
800,000-849,999	2	1	100.0	4	4	0.0
850,000-899,999	1	0	N/A	9	7	28.6
900,000-949,999	1	0	N/A	4	5	-20.0
950,000-999,999	0	0	0.0	2	1	100.0
1,000,000-1,099,999	0	0	0.0	3	2	50.0
1,100,000-1,199,999	1	0	N/A	5	3	66.7
1,200,000-1,299,999	0	0	0.0	3	1	200.0
1,300,000-1,399,999	0	0	0.0	0	1	-100.0
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	2	1	100.0
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	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	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	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	135	118	14.4	1354	1402	-3.4

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-99,999	3	1	200.0	11	10
100,000-149,999	1	4	-75.0	30	47	-36.2
150,000-199,999	5	5	0.0	83	109	-23.9
200,000-249,999	10	13	-23.1	188	242	-22.3
250,000-299,999	15	19	-21.1	268	357	-24.9
300,000-349,999	9	12	-25.0	215	208	3.4
350,000-399,999	20	7	185.7	208	138	50.7
400,000-449,999	12	10	20.0	106	97	9.3
450,000-499,999	7	4	75.0	115	59	94.9
500,000-549,999	4	2	100.0	62	37	67.6
550,000-599,999	5	4	25.0	47	31	51.6
600,000-649,999	0	1	-100.0	21	14	50.0
650,000-699,999	3	0	N/A	27	18	50.0
700,000-749,999	1	1	0.0	10	7	42.9
750,000-799,999	1	1	0.0	10	13	-23.1
800,000-849,999	0	0	0.0	7	5	40.0
850,000-899,999	0	0	0.0	10	7	42.9
900,000-949,999	0	0	0.0	2	2	0.0
950,000-999,999	1	1	0.0	4	5	-20.0
1,000,000-1,099,999	0	0	0.0	2	4	-50.0
1,100,000-1,199,999	0	0	0.0	5	1	400.0
1,200,000-1,299,999	0	0	0.0	5	0	N/A
1,300,000-1,399,999	0	0	0.0	1	2	-50.0
1,400,000-1,499,999	0	0	0.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	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	1	-100.0
1,800,000-1,899,999	0	0	0.0	1	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	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	1	-100.0
2,750,000-2,999,999	0	0	0.0	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	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	97	85	14.1	1440	1418	1.6

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	1	2	-50.0	11	17		-35.3	0-99,999	3	0	N/A	9
100,000-149,999	3	12	-75.0	34	68	-50.0	100,000-149,999	0	5	-100.0	24	56	-57.1
150,000-199,999	7	28	-75.0	113	168	-32.7	150,000-199,999	5	6	-16.7	88	129	-31.8
200,000-249,999	9	38	-76.3	225	335	-32.8	200,000-249,999	6	11	-45.5	194	277	-30.0
250,000-299,999	14	28	-50.0	299	458	-34.7	250,000-299,999	13	13	0.0	277	359	-22.8
300,000-349,999	22	31	-29.0	268	289	-7.3	300,000-349,999	10	8	25.0	243	232	4.7
350,000-399,999	8	46	-82.6	246	244	0.8	350,000-399,999	13	13	0.0	208	197	5.6
400,000-449,999	12	25	-52.0	136	155	-12.3	400,000-449,999	9	3	200.0	113	113	0.0
450,000-499,999	12	33	-63.6	150	134	11.9	450,000-499,999	4	9	-55.6	121	105	15.2
500,000-549,999	4	11	-63.6	81	69	17.4	500,000-549,999	4	3	33.3	69	52	32.7
550,000-599,999	6	12	-50.0	62	71	-12.7	550,000-599,999	2	0	N/A	53	52	1.9
600,000-649,999	1	11	-90.9	35	31	12.9	600,000-649,999	0	1	-100.0	25	22	13.6
650,000-699,999	5	7	-28.6	43	32	34.4	650,000-699,999	3	0	N/A	38	24	58.3
700,000-749,999	5	5	0.0	18	20	-10.0	700,000-749,999	0	0	0.0	13	15	-13.3
750,000-799,999	1	5	-80.0	13	26	-50.0	750,000-799,999	1	0	N/A	11	19	-42.1
800,000-849,999	2	4	-50.0	9	10	-10.0	800,000-849,999	0	0	0.0	5	8	-37.5
850,000-899,999	2	6	-66.7	15	18	-16.7	850,000-899,999	2	1	100.0	9	10	-10.0
900,000-949,999	2	3	-33.3	7	8	-12.5	900,000-949,999	0	0	0.0	4	6	-33.3
950,000-999,999	2	4	-50.0	9	17	-47.1	950,000-999,999	1	0	N/A	6	9	-33.3
1,000,000-1,099,999	0	2	-100.0	5	8	-37.5	1,000,000-1,099,999	0	1	-100.0	2	3	-33.3
1,100,000-1,199,999	4	4	0.0	11	8	37.5	1,100,000-1,199,999	0	0	0.0	8	6	33.3
1,200,000-1,299,999	1	3	-66.7	11	6	83.3	1,200,000-1,299,999	1	0	N/A	8	4	100.0
1,300,000-1,399,999	0	1	-100.0	2	6	-66.7	1,300,000-1,399,999	0	0	0.0	1	2	-50.0
1,400,000-1,499,999	1	2	-50.0	3	3	0.0	1,400,000-1,499,999	0	0	0.0	1	2	-50.0
1,500,000-1,599,999	1	2	-50.0	3	2	50.0	1,500,000-1,599,999	0	0	0.0	1	1	0.0
1,600,000-1,699,999	0	2	-100.0	4	5	-20.0	1,600,000-1,699,999	0	1	-100.0	1	3	-66.7
1,700,000-1,799,999	0	0	0.0	0	2	-100.0	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	2	0	N/A	3	1	200.0	1,800,000-1,899,999	0	0	0.0	3	0	N/A
1,900,000-1,999,999	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	2	-100.0	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	1	-100.0	2	4	-50.0	2,250,000-2,499,999	0	0	0.0	1	1	0.0
2,500,000-2,749,999	0	0	0.0	0	1	-100.0	2,500,000-2,749,999	0	0	0.0	0	1	-100.0
2,750,000-2,999,999	0	2	-100.0	3	2	50.0	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	3,000,000-3,249,999	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	0	1	-100.0	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	127	333	-61.9	1824	2224	-18.0	Totals	77	75	2.7	1537	1723	-10.8

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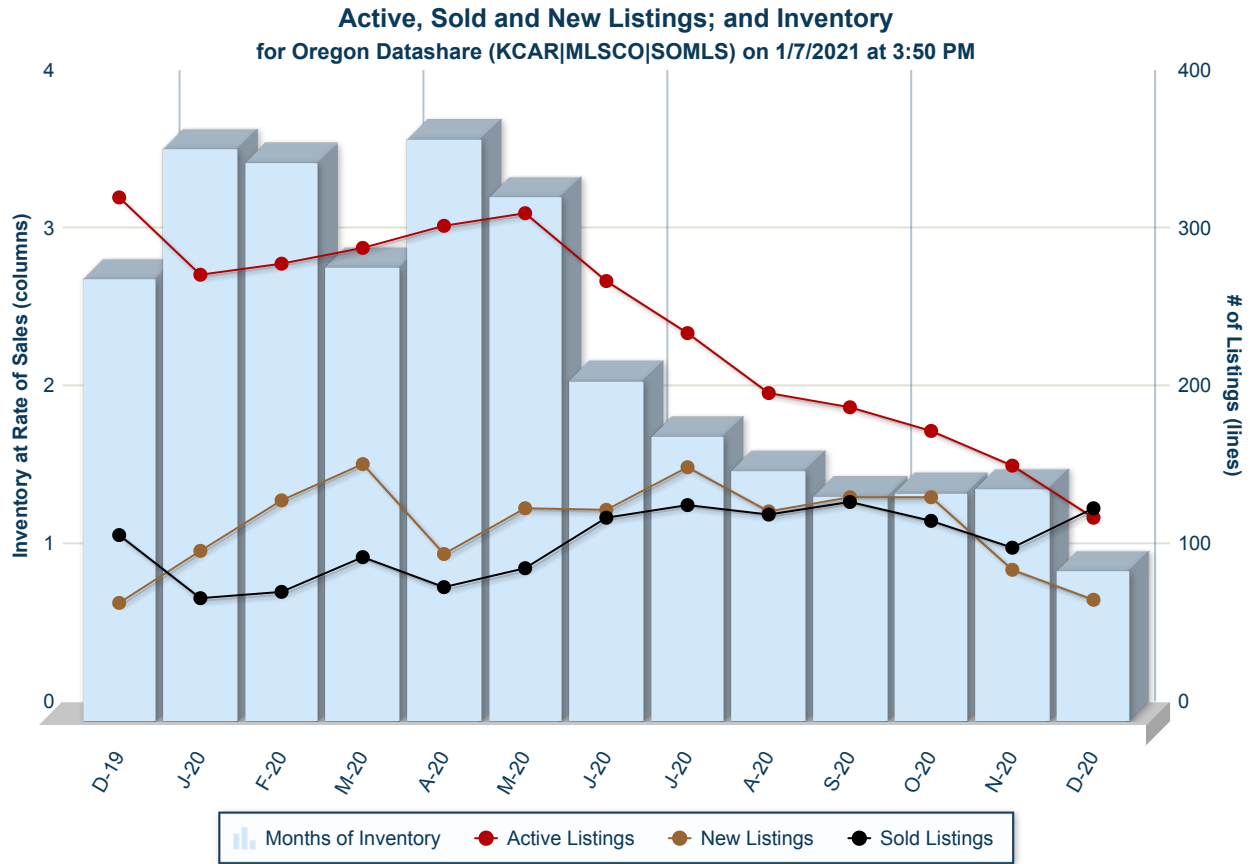
Josephine Co Year Over Year Comparison

Activity between 12/1/2020 and 12/31/2020

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	38	16	-57	4	2	-50	11	7	-36	16	13	-18	4,077,200	3,331,614	-18	254,825	256,278	+0	247,950	239,900	-	96	99	+3
Grants Pass	317	180	-43	66	65	-1	65	81	+24	96	111	+15	31,420,750	44,239,317	+40	327,299	398,552	+21	292,450	365,000	+24	96	99	+3
Kerby	4	3	-25	0	2	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	11	6	-45	0	2	+	0	2	+	0	3	+	0	1,343,950	+	0	447,983	+	0	379,000	+	0	99	+
O'Brien	3	4	+33	0	3	+	0	3	+	1	0	-	149,375	0	-	149,375	0	-	149,375	0	-	85	0	-
Selma	15	5	-66	1	0	-	3	1	-66	1	0	-	413,000	0	-	413,000	0	-	413,000	0	-	96	0	-
Sunny Valley	1	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	9	4	-55	0	2	+	3	1	-66	1	1	0	525,000	528,000	+0	525,000	528,000	+0	525,000	528,000	+0	93	113	+21
Wolf Creek	12	4	-66	1	1	0	0	3	+	1	3	+200	155,000	1,393,575	+799	155,000	464,525	+199	155,000	518,575	+234	88	104	+18
Totals	410	222	-46	72	77	+7	82	98	+20	116	131	+13	36,740,325	50,836,456	+38	316,727	388,065	+23	285,000	360,000	+26	97	99	+2
Grand Totals	410	222	-46	72	77	+7	82	98	+20	116	131	+13	36,740,325	50,836,456	+38	316,727	388,065	+23	285,000	360,000	+26	97	99	+2

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Josephine Co Inventory December 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
Dec - 2020	129	77	135	0.96
Nov - 2020	162	96	110	1.47
Oct - 2020	184	142	127	1.45
Sep - 2020	199	142	139	1.43
Aug - 2020	208	133	131	1.59
Jul - 2020	246	161	137	1.80
Jun - 2020	279	134	129	2.16
May - 2020	322	135	97	3.32
Apr - 2020	314	106	85	3.69
Mar - 2020	300	163	104	2.88
Feb - 2020	290	140	82	3.54
Jan - 2020	283	108	78	3.63
Dec - 2019	332	75	118	2.81

Keybox Activity Report



Note: Historically, keybox activity is split approximately 75% Jackson County, 25% Josephine County.

Keybox Accesses	Dec 19	Dec 20	Change
	6055	4302	-29.0%

