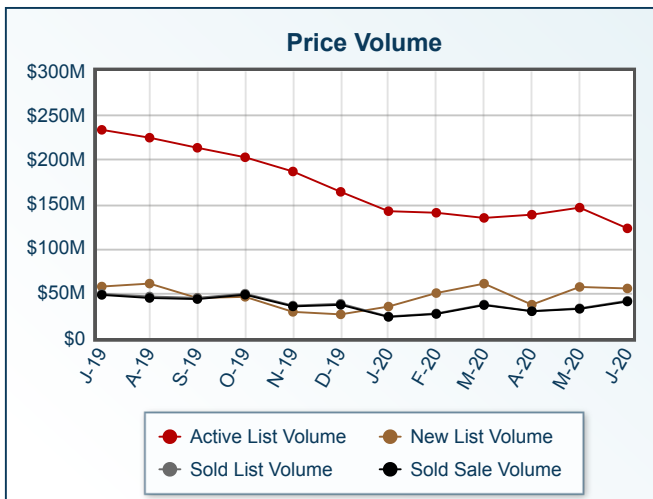
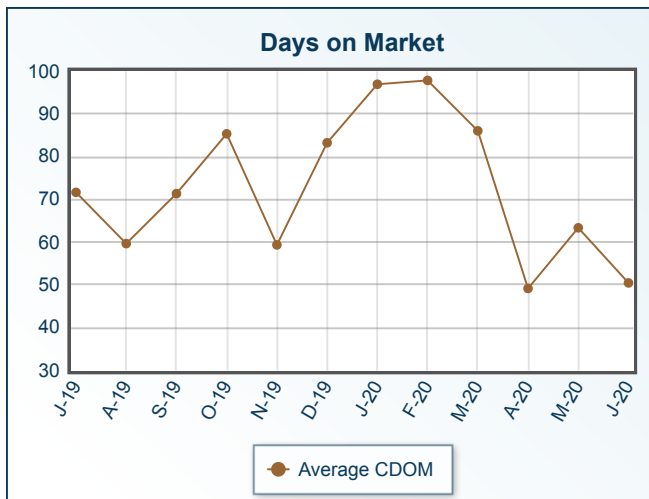
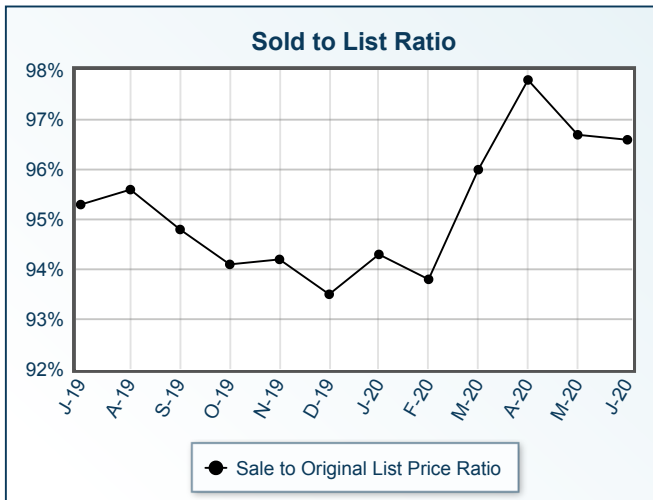
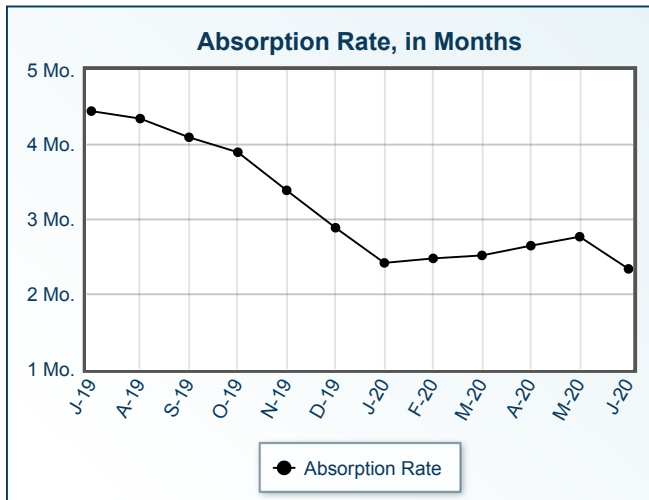
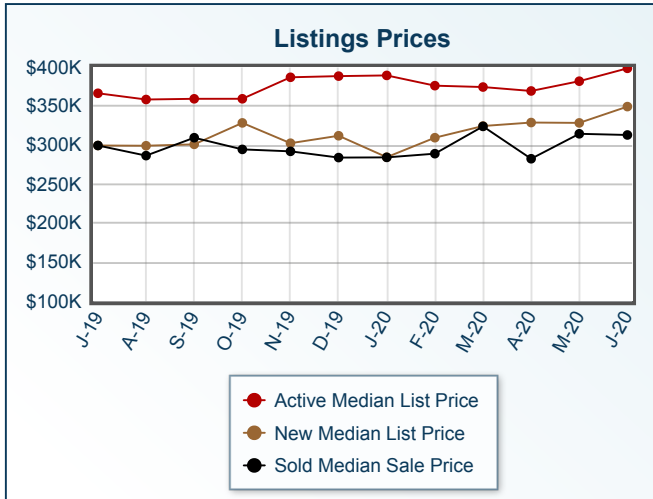
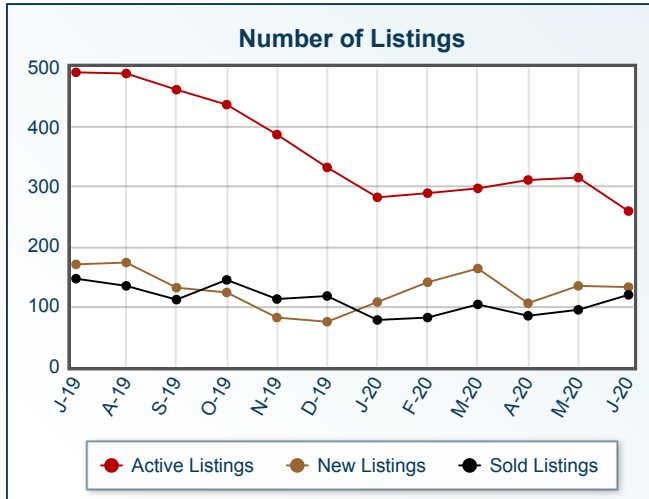


Market Summary

Josephine Co Residential, June 2020



Summary Statistics						
	Jun-20	Jun-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2.34	4.72	-50.42	2.53	4.55	-44.40
Average List Price	\$474,264	\$470,502	0.80	\$414,432	\$400,297	3.53
Median List Price	\$399,000	\$359,950	10.85	\$335,000	\$319,000	5.02
Average Sale Price	\$341,440	\$322,837	5.76	\$338,884	\$316,341	7.13
Median Sale Price	\$313,500	\$275,000	14.00	\$297,075	\$280,000	6.10
Average CDOM	50	82	-39.02	72	92	-21.74
Median CDOM	15	21	-28.57	28	38	-26.32

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	1	2	-50.0	6	4	50.0
100,000-149,999	5	6	-16.7	20	34	-41.2
150,000-199,999	8	14	-42.9	48	60	-20.0
200,000-249,999	16	22	-27.3	89	127	-29.9
250,000-299,999	29	30	-3.3	125	146	-14.4
300,000-349,999	15	9	66.7	80	83	-3.6
350,000-399,999	13	12	8.3	61	59	3.4
400,000-449,999	12	8	50.0	40	41	-2.4
450,000-499,999	8	3	166.7	25	20	25.0
500,000-549,999	6	1	500.0	25	12	108.3
550,000-599,999	1	3	-66.7	14	13	7.7
600,000-649,999	3	4	-25.0	7	9	-22.2
650,000-699,999	1	3	-66.7	4	5	-20.0
700,000-749,999	0	0	0.0	3	2	50.0
750,000-799,999	0	2	-100.0	4	4	0.0
800,000-849,999	0	0	0.0	1	1	0.0
850,000-899,999	0	0	0.0	4	1	300.0
900,000-949,999	0	0	0.0	1	3	-66.7
950,000-999,999	0	0	0.0	2	1	100.0
1,000,000-1,099,999	1	0	N/A	2	2	0.0
1,100,000-1,199,999	0	1	-100.0	1	2	-50.0
1,200,000-1,299,999	1	1	0.0	1	1	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	0	0.0	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	120	121	-0.8	564	631	-10.6

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	1	1	0.0	4	4	0.0
100,000-149,999	3	10	-70.0	19	35	-45.7
150,000-199,999	7	7	0.0	48	56	-14.3
200,000-249,999	18	21	-14.3	116	126	-7.9
250,000-299,999	31	36	-13.9	145	182	-20.3
300,000-349,999	33	28	17.9	95	103	-7.8
350,000-399,999	23	13	76.9	92	68	35.3
400,000-449,999	10	7	42.9	44	53	-17.0
450,000-499,999	15	4	275.0	50	28	78.6
500,000-549,999	8	3	166.7	28	16	75.0
550,000-599,999	1	3	-66.7	12	14	-14.3
600,000-649,999	4	0	N/A	12	5	140.0
650,000-699,999	3	4	-25.0	9	13	-30.8
700,000-749,999	1	1	0.0	3	3	0.0
750,000-799,999	0	1	-100.0	0	7	-100.0
800,000-849,999	0	1	-100.0	4	2	100.0
850,000-899,999	0	1	-100.0	4	2	100.0
900,000-949,999	0	0	0.0	1	0	N/A
950,000-999,999	0	1	-100.0	2	3	-33.3
1,000,000-1,099,999	1	0	N/A	1	3	-66.7
1,100,000-1,199,999	0	0	0.0	1	0	N/A
1,200,000-1,299,999	0	0	0.0	2	0	N/A
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	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	159	142	12.0	694	727	-4.5

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	7	-85.7	5	12		-58.3	0-99,999	0	0	0.0	3
100,000-149,999	7	11	-36.4	26	47	-44.7	100,000-149,999	2	4	-50.0	16	35	-54.3
150,000-199,999	14	31	-54.8	78	109	-28.4	150,000-199,999	8	13	-38.5	53	70	-24.3
200,000-249,999	19	60	-68.3	148	212	-30.2	200,000-249,999	9	23	-60.9	118	154	-23.4
250,000-299,999	25	75	-66.7	178	293	-39.2	250,000-299,999	23	29	-20.7	155	194	-20.1
300,000-349,999	34	64	-46.9	135	183	-26.2	300,000-349,999	25	25	0.0	109	126	-13.5
350,000-399,999	35	55	-36.4	129	153	-15.7	350,000-399,999	14	23	-39.1	91	106	-14.2
400,000-449,999	25	44	-43.2	76	113	-32.7	400,000-449,999	11	12	-8.3	54	71	-23.9
450,000-499,999	25	36	-30.6	90	85	5.9	450,000-499,999	13	6	116.7	61	56	8.9
500,000-549,999	11	21	-47.6	47	43	9.3	500,000-549,999	8	2	300.0	35	26	34.6
550,000-599,999	13	23	-43.5	28	48	-41.7	550,000-599,999	4	8	-50.0	20	29	-31.0
600,000-649,999	9	11	-18.2	28	20	40.0	600,000-649,999	6	3	100.0	17	11	54.5
650,000-699,999	10	10	0.0	25	24	4.2	650,000-699,999	3	1	200.0	20	16	25.0
700,000-749,999	5	10	-50.0	11	16	-31.2	700,000-749,999	1	2	-50.0	6	11	-45.5
750,000-799,999	4	7	-42.9	6	19	-68.4	750,000-799,999	0	1	-100.0	4	12	-66.7
800,000-849,999	0	6	-100.0	4	7	-42.9	800,000-849,999	0	1	-100.0	0	5	-100.0
850,000-899,999	6	8	-25.0	12	13	-7.7	850,000-899,999	1	2	-50.0	6	5	20.0
900,000-949,999	0	4	-100.0	3	5	-40.0	900,000-949,999	0	2	-100.0	0	3	-100.0
950,000-999,999	3	9	-66.7	7	16	-56.2	950,000-999,999	1	0	N/A	4	8	-50.0
1,000,000-1,099,999	0	2	-100.0	5	6	-16.7	1,000,000-1,099,999	2	0	N/A	2	1	100.0
1,100,000-1,199,999	5	5	0.0	7	7	0.0	1,100,000-1,199,999	1	1	0.0	4	4	0.0
1,200,000-1,299,999	4	3	33.3	8	5	60.0	1,200,000-1,299,999	0	1	-100.0	4	3	33.3
1,300,000-1,399,999	0	1	-100.0	2	6	-66.7	1,300,000-1,399,999	0	1	-100.0	1	2	-50.0
1,400,000-1,499,999	0	1	-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	0	0.0	0	1	-100.0
1,600,000-1,699,999	0	1	-100.0	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	0	0	0.0	1	0	N/A
1,900,000-1,999,999	1	0	N/A	1	1	0.0	1,900,000-1,999,999	0	0	0.0	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	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	1	-100.0	0	1	-100.0	2,500,000-2,749,999	0	0	0.0	0	1	-100.0
2,750,000-2,999,999	1	2	-50.0	3	2	50.0	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	3,000,000-3,249,999	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	260	518	-49.8	1074	1465	-26.7	Totals	133	160	-16.9	787	964	-18.4

Information is deemed to be reliable, but is not guaranteed. © 2020 MLS and FBS. Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Monday, July 06, 2020 10:19 AM.

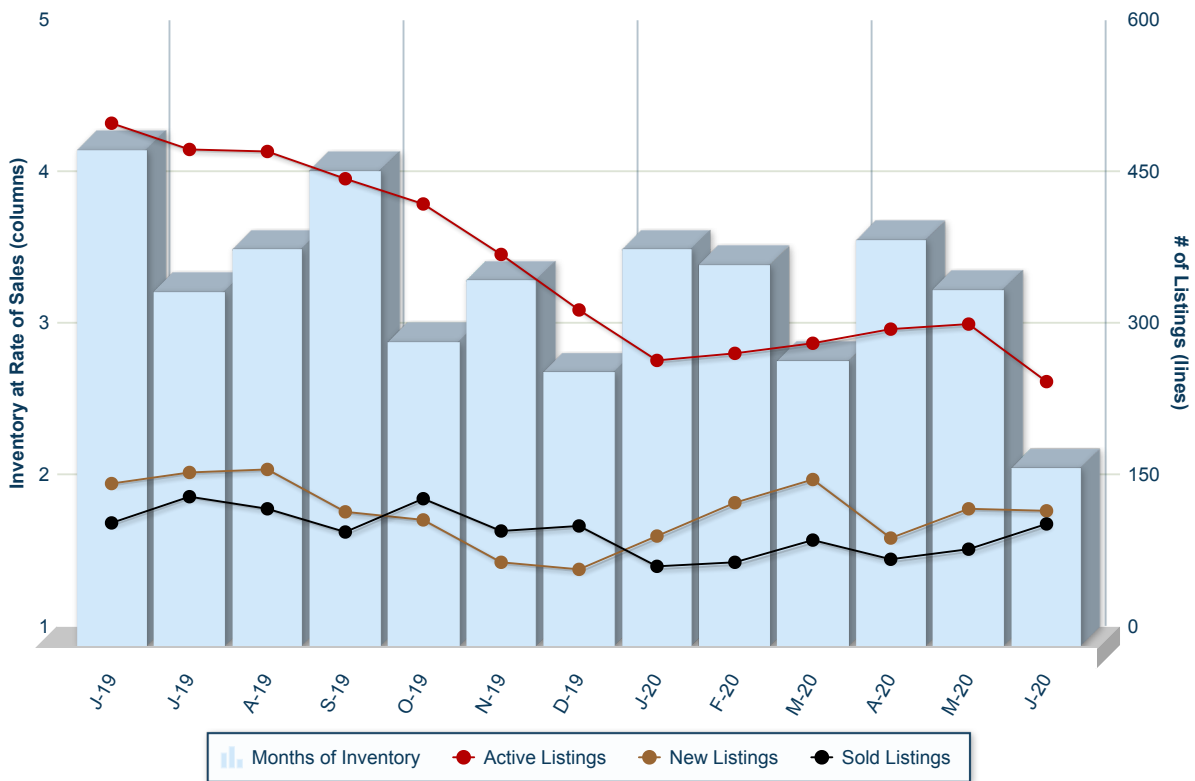
Josephine Co Year Over Year Comparison

Activity between 6/1/2020 and 6/30/2020

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	76	32	-57	11	9	-18	16	12	-25	13	14	+7	3,648,000	4,272,044	+17	280,615	305,146	+8	234,000	267,450	+14	89	98	+10
Grants Pass	503	326	-35	125	112	-10	117	128	+9	102	88	-13	33,646,554	30,367,295	-9	329,868	345,082	+4	285,500	304,750	+6	97	98	+1
Kerby	6	1	-83	1	0	-	0	0	0	0	1	+	0	339,500	+	0	339,500	+	0	339,500	+	0	100	+
Merlin	21	8	-61	10	2	-80	5	3	-40	4	7	+75	1,143,000	2,989,500	+161	285,750	427,071	+49	322,500	430,000	+33	97	99	+2
O'Brien	11	5	-54	3	0	-	3	3	0	1	1	0	75,000	420,000	+460	75,000	420,000	+460	75,000	420,000	+460	88	95	+7
Selma	32	8	-75	4	2	-50	2	6	+200	2	2	0	1,170,000	474,000	-59	585,000	237,000	-59	585,000	237,000	-	97	97	0
Sunny Valley	3	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	5	4	-20	2	0	-	0	0	0	1	2	+100	168,000	555,000	+230	168,000	277,500	+65	168,000	277,500	+65	108	96	-11
Williams	27	18	-33	5	4	-20	3	6	+100	0	4	+	0	1,784,000	+	0	446,000	+	0	464,500	+	0	95	+
Wolf Creek	15	11	-26	2	5	+150	1	4	+300	1	4	+300	149,900	985,000	+557	149,900	246,250	+64	149,900	252,500	+68	100	95	-5
Totals	699	413	-41	163	134	-18	147	162	+10	124	123	-1	40,000,454	42,186,339	+5	322,584	342,978	+6	275,000	320,000	+16	97	98	1
Grand Totals	699	413	-41	163	134	-18	147	162	+10	124	123	-1	40,000,454	42,186,339	+5	322,584	342,978	+6	275,000	320,000	+16	97	98	+1

Information is deemed to be reliable, but is not guaranteed. © 2020 [MLS](#) and [FBS](#). Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Monday, July 06, 2020 2:31 PM.

Josephine Co Inventory June 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
Jun - 2020	261	133	120	2.17
May - 2020	318	135	95	3.35
Apr - 2020	313	106	85	3.68
Mar - 2020	299	164	104	2.88
Feb - 2020	289	141	82	3.52
Jan - 2020	282	108	78	3.62
Dec - 2019	332	75	118	2.81
Nov - 2019	387	82	113	3.42
Oct - 2019	437	124	145	3.01
Sep - 2019	462	132	112	4.13
Aug - 2019	489	174	135	3.62
Jul - 2019	491	171	147	3.34
Jun - 2019	517	160	121	4.27

Keybox Activity Report



Keybox Accesses	Jun 19	Jun 20	Change
	10900	8856	-18.8%

