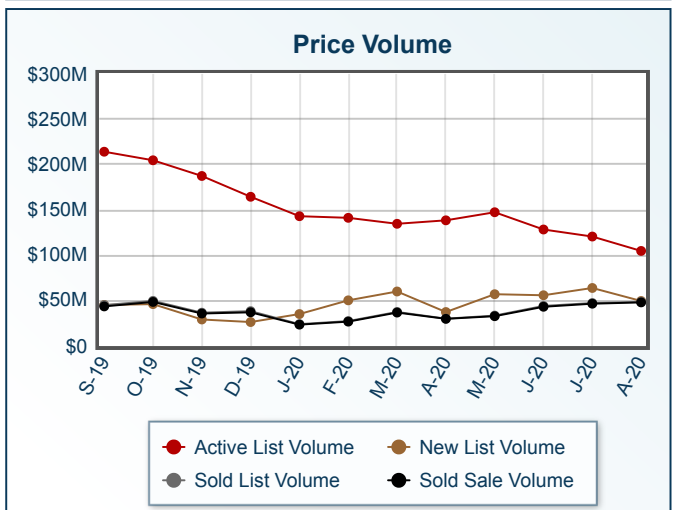
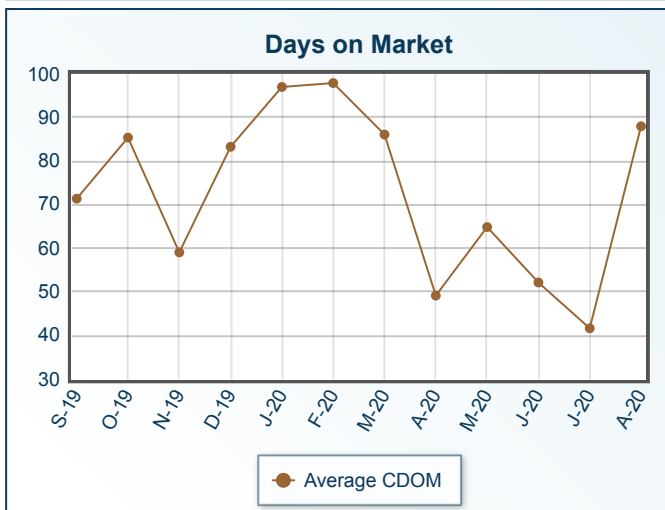
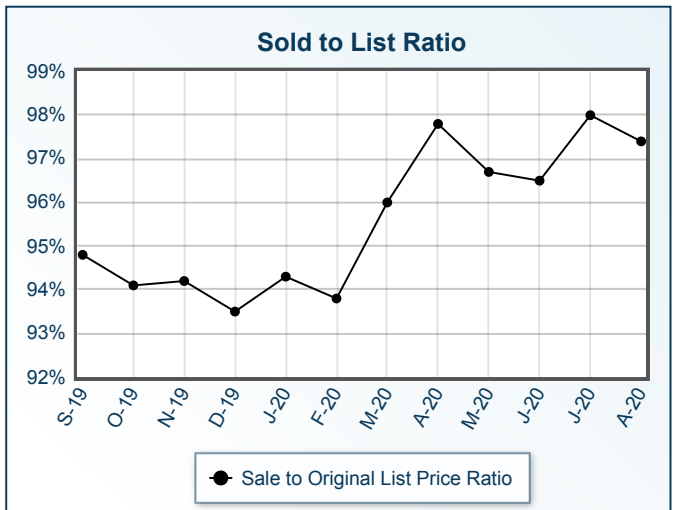
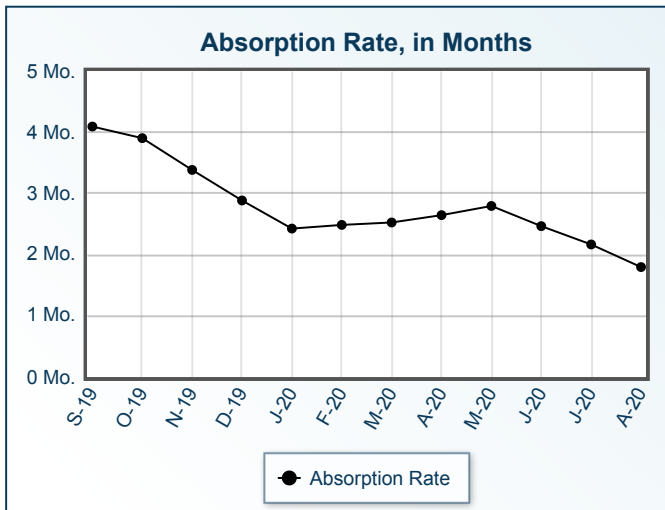
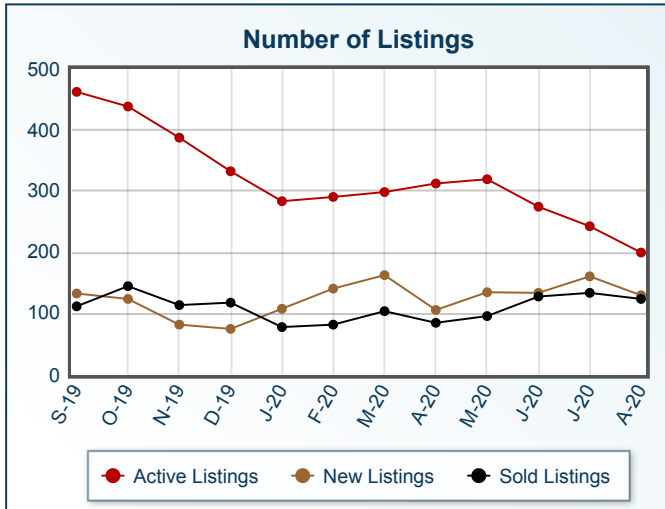


Market Summary

Josephine Co Residential, August 2020



Summary Statistics						
	Aug-20	Aug-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	1.8	4.35	-58.62	2.42	4.51	-46.34
Average List Price	\$524,217	\$460,378	13.87	\$408,892	\$389,809	4.90
Median List Price	\$424,750	\$359,000	18.31	\$339,000	\$315,000	7.62
Average Sale Price	\$388,135	\$332,888	16.60	\$347,163	\$320,855	8.20
Median Sale Price	\$355,000	\$287,000	23.69	\$313,000	\$285,000	9.82
Average CDOM	88	59	49.15	N/A	84	N/A
Median CDOM	21	32	-34.37	25	35	-28.57

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-99,999	0	3	-100.0	7	8
100,000-149,999	2	3	-33.3	25	46	-45.7
150,000-199,999	1	8	-87.5	57	73	-21.9
200,000-249,999	9	23	-60.9	122	170	-28.2
250,000-299,999	24	43	-44.2	180	227	-20.7
300,000-349,999	22	19	15.8	120	129	-7.0
350,000-399,999	18	11	63.6	104	87	19.5
400,000-449,999	14	5	180.0	64	59	8.5
450,000-499,999	12	7	71.4	46	31	48.4
500,000-549,999	9	2	350.0	39	17	129.4
550,000-599,999	3	1	200.0	19	17	11.8
600,000-649,999	4	1	300.0	14	10	40.0
650,000-699,999	3	2	50.0	9	9	0.0
700,000-749,999	1	2	-50.0	5	5	0.0
750,000-799,999	0	3	-100.0	4	8	-50.0
800,000-849,999	0	0	0.0	1	2	-50.0
850,000-899,999	0	0	0.0	4	2	100.0
900,000-949,999	1	1	0.0	2	5	-60.0
950,000-999,999	0	0	0.0	2	1	100.0
1,000,000-1,099,999	1	0	N/A	3	2	50.0
1,100,000-1,199,999	0	0	0.0	1	2	-50.0
1,200,000-1,299,999	0	0	0.0	1	1	0.0
1,300,000-1,399,999	0	0	0.0	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	1	0	N/A
1,700,000-1,799,999	0	0	0.0	0	0	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	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	124	135	-8.1	831	913	-9.0

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-99,999	2	1	100.0	6	7
100,000-149,999	3	2	50.0	26	38	-31.6
150,000-199,999	6	9	-33.3	61	75	-18.7
200,000-249,999	15	25	-40.0	139	173	-19.7
250,000-299,999	31	28	10.7	201	249	-19.3
300,000-349,999	25	20	25.0	146	148	-1.4
350,000-399,999	19	12	58.3	129	95	35.8
400,000-449,999	20	10	100.0	77	69	11.6
450,000-499,999	13	5	160.0	80	40	100.0
500,000-549,999	6	5	20.0	42	23	82.6
550,000-599,999	10	3	233.3	30	19	57.9
600,000-649,999	1	4	-75.0	14	10	40.0
650,000-699,999	5	3	66.7	20	17	17.6
700,000-749,999	1	0	N/A	5	4	25.0
750,000-799,999	1	2	-50.0	2	11	-81.8
800,000-849,999	0	0	0.0	4	3	33.3
850,000-899,999	1	2	-50.0	7	4	75.0
900,000-949,999	1	1	0.0	2	2	0.0
950,000-999,999	2	1	100.0	4	4	0.0
1,000,000-1,099,999	0	0	0.0	1	3	-66.7
1,100,000-1,199,999	1	0	N/A	3	1	200.0
1,200,000-1,299,999	0	0	0.0	2	0	N/A
1,300,000-1,399,999	0	1	-100.0	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	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	163	134	21.6	1004	1002	0.2

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	5	-80.0	6	14		-57.1	0-99,999	1	1	0.0	4
100,000-149,999	3	7	-57.1	31	52	-40.4	100,000-149,999	2	4	-50.0	21	40	-47.5
150,000-199,999	9	39	-76.9	90	138	-34.8	150,000-199,999	4	15	-73.3	65	99	-34.3
200,000-249,999	12	64	-81.2	176	271	-35.1	200,000-249,999	7	31	-77.4	145	213	-31.9
250,000-299,999	24	67	-64.2	237	375	-36.8	250,000-299,999	30	40	-25.0	215	276	-22.1
300,000-349,999	19	58	-67.2	179	232	-22.8	300,000-349,999	21	20	5.0	154	175	-12.0
350,000-399,999	23	53	-56.6	171	191	-10.5	350,000-399,999	18	20	-10.0	132	144	-8.3
400,000-449,999	18	41	-56.1	101	134	-24.6	400,000-449,999	12	10	20.0	79	92	-14.1
450,000-499,999	20	35	-42.9	117	103	13.6	450,000-499,999	15	8	87.5	88	74	18.9
500,000-549,999	10	21	-52.4	60	56	7.1	500,000-549,999	7	7	0.0	48	39	23.1
550,000-599,999	11	21	-47.6	42	54	-22.2	550,000-599,999	5	1	400.0	33	35	-5.7
600,000-649,999	8	12	-33.3	30	26	15.4	600,000-649,999	0	6	-100.0	20	17	17.6
650,000-699,999	6	7	-14.3	32	27	18.5	650,000-699,999	2	2	0.0	27	19	42.1
700,000-749,999	5	8	-37.5	13	19	-31.6	700,000-749,999	3	3	0.0	8	14	-42.9
750,000-799,999	3	6	-50.0	7	23	-69.6	750,000-799,999	1	2	-50.0	5	16	-68.7
800,000-849,999	3	5	-40.0	8	10	-20.0	800,000-849,999	2	1	100.0	3	8	-62.5
850,000-899,999	3	6	-50.0	11	14	-21.4	850,000-899,999	0	1	-100.0	6	6	0.0
900,000-949,999	1	4	-75.0	5	6	-16.7	900,000-949,999	0	1	-100.0	2	4	-50.0
950,000-999,999	3	7	-57.1	7	16	-56.2	950,000-999,999	0	0	0.0	4	8	-50.0
1,000,000-1,099,999	1	2	-50.0	5	6	-16.7	1,000,000-1,099,999	0	0	0.0	2	1	100.0
1,100,000-1,199,999	5	3	66.7	7	7	0.0	1,100,000-1,199,999	0	0	0.0	5	5	0.0
1,200,000-1,299,999	5	4	25.0	9	6	50.0	1,200,000-1,299,999	0	1	-100.0	5	4	25.0
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	2	2	0.0	3	3	0.0	1,400,000-1,499,999	0	0	0.0	1	2	-50.0
1,500,000-1,599,999	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	1	1	0.0	1	2	-50.0	1,700,000-1,799,999	0	0	0.0	1	0	N/A
1,800,000-1,899,999	1	1	0.0	2	1	100.0	1,800,000-1,899,999	0	0	0.0	2	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	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	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	1	2	-50.0	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	200	490	-59.2	1365	1810	-24.6	Totals	130	174	-25.3	1078	1309	-17.6

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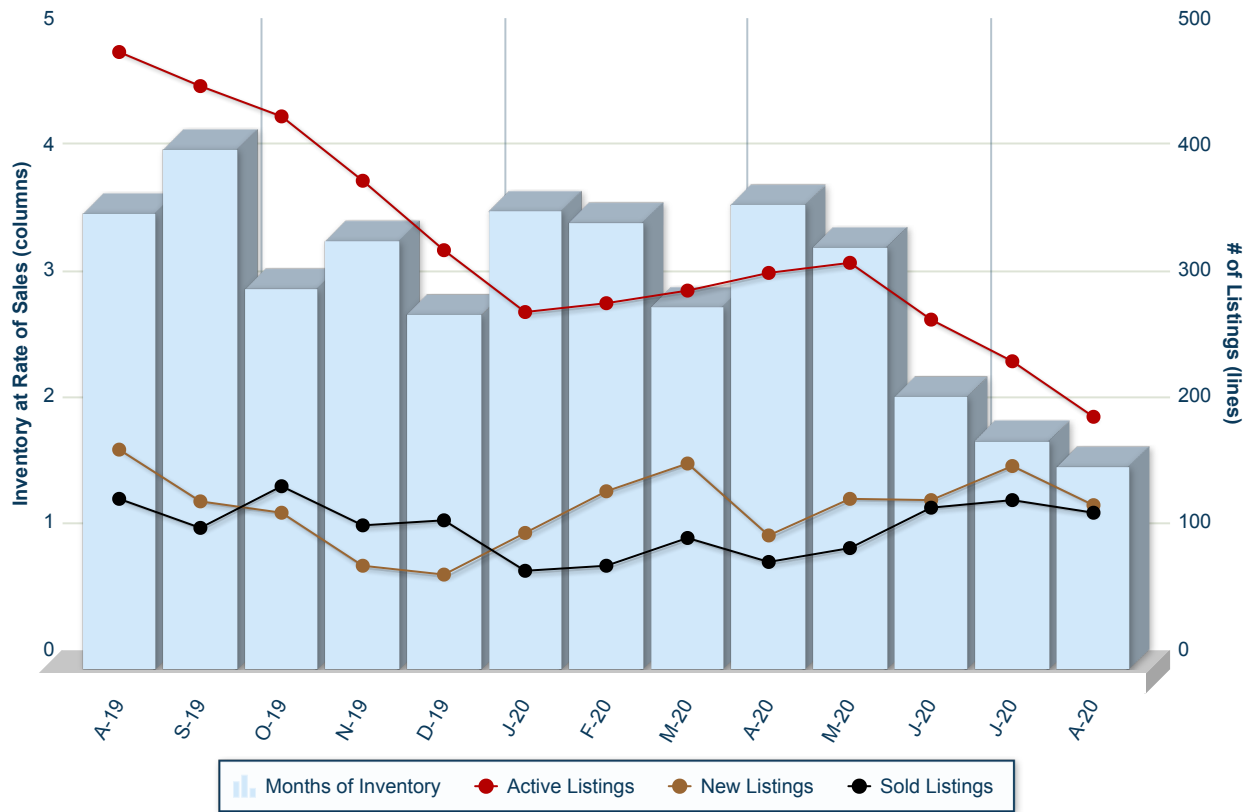
Josephine Co Year Over Year Comparison

Activity between 8/1/2020 and 8/31/2020

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	70	33	-52	22	15	-31	15	11	-26	8	8	0	2,299,850	2,366,045	+2	287,481	295,755	+2	250,000	306,950	+22	96	99	+3
Grants Pass	484	277	-42	138	107	-22	107	140	+30	110	107	-2	38,062,679	43,034,031	+13	346,024	402,187	+16	291,750	365,150	+25	96	98	+2
Kerby	6	1	-83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	19	5	-73	7	1	-85	5	2	-60	5	3	-40	1,673,800	1,438,250	-14	334,760	479,416	+43	310,900	545,000	+75	97	98	+1
O'Brien	8	4	-50	1	1	0	1	3	+200	2	2	0	339,500	510,000	+50	169,750	255,000	+50	169,750	255,000	+50	97	94	-3
Selma	27	5	-81	4	2	-50	1	2	+100	6	3	-50	1,844,000	1,335,000	-27	307,333	445,000	+44	254,750	430,000	+68	95	100	+5
Sunny Valley	2	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	5	1	-80	1	0	-	0	0	0	0	1	+	0	250,000	+	0	250,000	+	0	250,000	+	0	86	+
Williams	28	11	-60	1	2	+100	3	2	-33	1	3	+200	575,000	1,235,000	+114	575,000	411,666	-28	575,000	410,000	-	97	99	+2
Wolf Creek	16	8	-50	2	3	+50	5	6	+20	4	2	-50	803,999	585,000	-27	200,999	292,500	+45	204,500	292,500	+43	99	84	-15
Totals	665	345	-48	176	131	-26	137	166	+21	136	129	-5	45,598,828	50,753,326	+11	335,286	393,437	+17	288,250	359,900	+25	96	99	+3
Grand Totals	665	345	-48	176	131	-26	137	166	+21	136	129	-5	45,598,828	50,753,326	+11	335,286	393,437	+17	288,250	359,900	+25	96	99	+3

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Josephine Co Inventory August 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
Aug - 2020	200	130	124	1.61
Jul - 2020	244	161	134	1.82
Jun - 2020	277	134	128	2.16
May - 2020	322	135	96	3.35
Apr - 2020	314	106	85	3.69
Mar - 2020	300	163	104	2.88
Feb - 2020	290	141	82	3.54
Jan - 2020	283	108	78	3.63
Dec - 2019	332	75	118	2.81
Nov - 2019	387	82	114	3.39
Oct - 2019	438	124	145	3.02
Sep - 2019	462	133	112	4.13
Aug - 2019	489	174	135	3.62

Keybox Activity Report



Keybox Accesses	Aug 19	Aug 20	Change
	10288	8991	-12.6%

