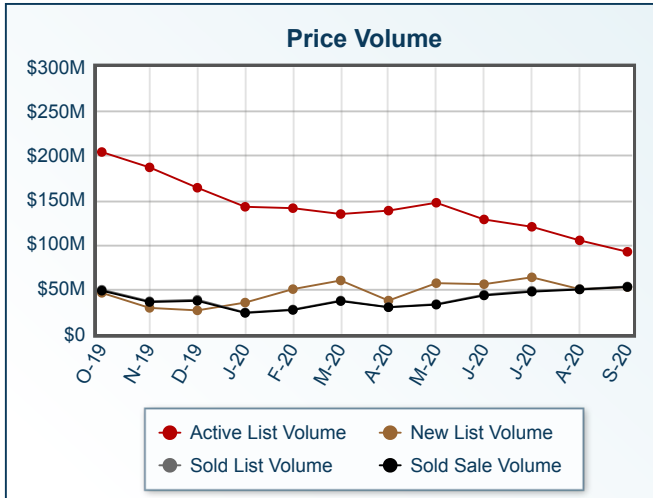
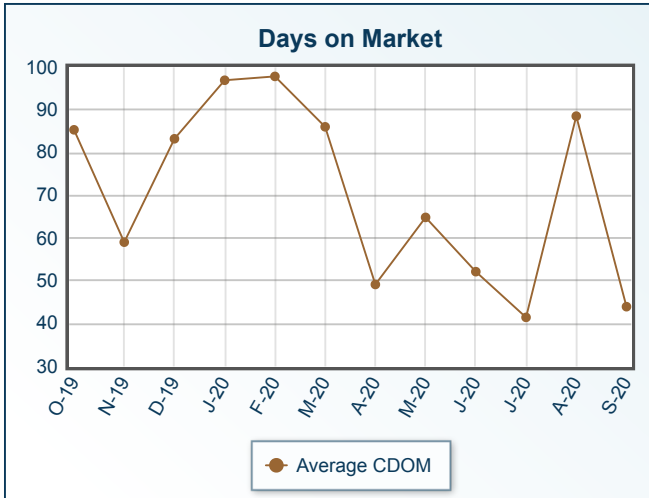
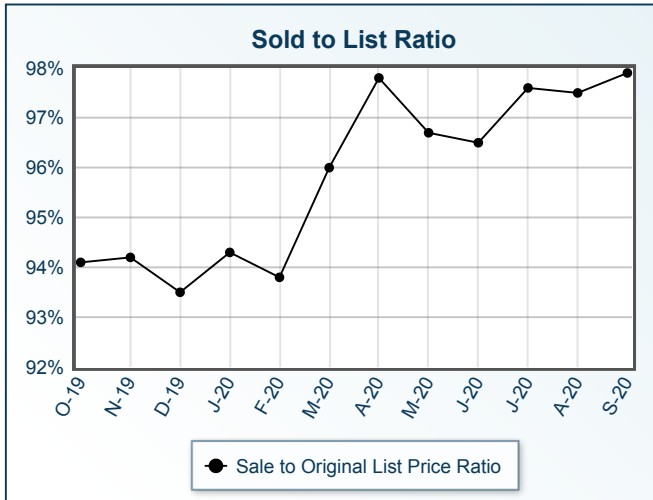
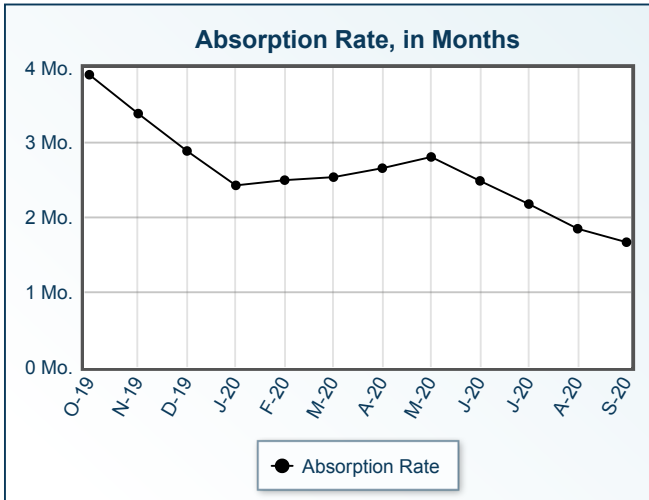
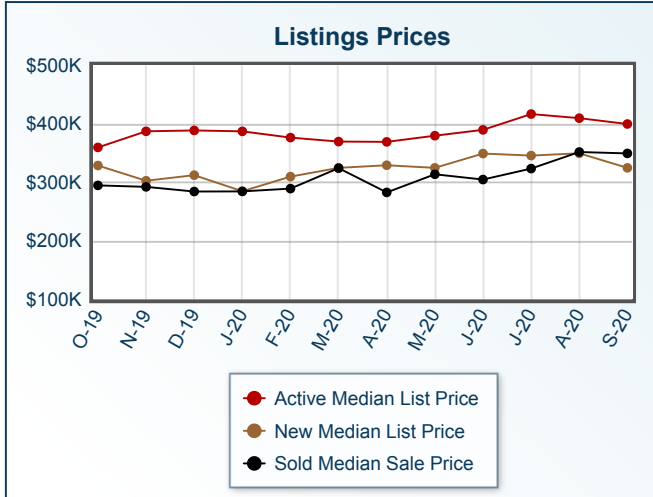
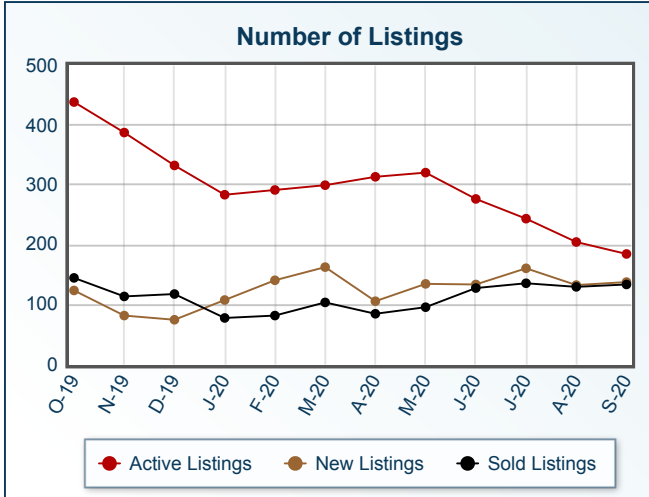


# Market Summary

Josephine Co Residential, September 2020



Summary Statistics						
	Sep-20	Sep-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	1.67	4.1	-59.27	2.35	4.47	-47.43
Average List Price	\$499,753	\$462,645	8.02	\$405,840	\$386,440	5.02
Median List Price	\$400,000	\$359,900	11.14	\$335,000	\$315,000	6.35
Average Sale Price	\$394,153	\$390,112	1.04	\$353,580	\$328,422	7.66
Median Sale Price	\$349,700	\$310,000	12.81	\$319,990	\$289,999	10.34
Average CDOM	44	71	-38.03	N/A	82	N/A
Median CDOM	11	36	-69.44	23	35	-34.29

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	0	0	0.0	7	8	-12.5
100,000-149,999	2	1	100.0	27	47	-42.6
150,000-199,999	8	8	0.0	65	81	-19.8
200,000-249,999	13	18	-27.8	136	188	-27.7
250,000-299,999	17	24	-29.2	199	251	-20.7
300,000-349,999	28	22	27.3	150	151	-0.7
350,000-399,999	14	9	55.6	118	96	22.9
400,000-449,999	17	8	112.5	82	67	22.4
450,000-499,999	11	3	266.7	59	34	73.5
500,000-549,999	4	4	0.0	43	21	104.8
550,000-599,999	8	3	166.7	27	20	35.0
600,000-649,999	3	1	200.0	17	11	54.5
650,000-699,999	3	2	50.0	12	11	9.1
700,000-749,999	0	0	0.0	5	5	0.0
750,000-799,999	1	2	-50.0	5	10	-50.0
800,000-849,999	0	1	-100.0	1	3	-66.7
850,000-899,999	2	3	-33.3	6	5	20.0
900,000-949,999	1	0	N/A	3	5	-40.0
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	1	0.0	2	3	-33.3
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	1	1	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	1	-100.0	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	134	112	19.6	973	1025	-5.1

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	1	1	0.0	6	8	-25.0
100,000-149,999	1	1	0.0	26	39	-33.3
150,000-199,999	10	4	150.0	71	79	-10.1
200,000-249,999	14	22	-36.4	152	195	-22.1
250,000-299,999	25	30	-16.7	224	279	-19.7
300,000-349,999	19	18	5.6	165	166	-0.6
350,000-399,999	17	13	30.8	144	108	33.3
400,000-449,999	8	7	14.3	84	76	10.5
450,000-499,999	10	8	25.0	89	48	85.4
500,000-549,999	8	3	166.7	48	26	84.6
550,000-599,999	4	3	33.3	34	22	54.5
600,000-649,999	2	0	N/A	16	10	60.0
650,000-699,999	1	0	N/A	21	17	23.5
700,000-749,999	1	1	0.0	6	5	20.0
750,000-799,999	1	1	0.0	3	12	-75.0
800,000-849,999	2	0	N/A	6	3	100.0
850,000-899,999	0	2	-100.0	7	6	16.7
900,000-949,999	0	0	0.0	2	2	0.0
950,000-999,999	0	0	0.0	3	4	-25.0
1,000,000-1,099,999	1	0	N/A	2	3	-33.3
1,100,000-1,199,999	1	0	N/A	4	1	300.0
1,200,000-1,299,999	2	0	N/A	4	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	1	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	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	129	114	13.2	1121	1116	0.4

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	4	-75.0	6	16		-62.5	0-99,999	0	2	-100.0	4
100,000-149,999	6	9	-33.3	32	56	-42.9	100,000-149,999	1	4	-75.0	22	44	-50.0
150,000-199,999	10	38	-73.7	101	144	-29.9	150,000-199,999	11	6	83.3	76	105	-27.6
200,000-249,999	15	59	-74.6	194	297	-34.7	200,000-249,999	16	26	-38.5	163	239	-31.8
250,000-299,999	16	66	-75.8	259	403	-35.7	250,000-299,999	22	28	-21.4	237	304	-22.0
300,000-349,999	20	49	-59.2	210	253	-17.0	300,000-349,999	31	21	47.6	185	196	-5.6
350,000-399,999	24	50	-52.0	189	205	-7.8	350,000-399,999	16	14	14.3	150	158	-5.1
400,000-449,999	11	36	-69.4	108	142	-23.9	400,000-449,999	8	8	0.0	86	100	-14.0
450,000-499,999	17	34	-50.0	126	111	13.5	450,000-499,999	9	8	12.5	97	82	18.3
500,000-549,999	10	20	-50.0	66	60	10.0	500,000-549,999	5	4	25.0	54	43	25.6
550,000-599,999	12	20	-40.0	49	60	-18.3	550,000-599,999	8	6	33.3	40	41	-2.4
600,000-649,999	5	12	-58.3	34	27	25.9	600,000-649,999	4	1	300.0	24	18	33.3
650,000-699,999	5	7	-28.6	33	29	13.8	650,000-699,999	1	2	-50.0	28	21	33.3
700,000-749,999	5	10	-50.0	14	19	-26.3	700,000-749,999	1	0	N/A	9	14	-35.7
750,000-799,999	5	5	0.0	9	24	-62.5	750,000-799,999	1	1	0.0	7	17	-58.8
800,000-849,999	4	6	-33.3	8	10	-20.0	800,000-849,999	0	0	0.0	3	8	-62.5
850,000-899,999	1	6	-83.3	10	15	-33.3	850,000-899,999	0	1	-100.0	5	7	-28.6
900,000-949,999	2	3	-33.3	6	6	0.0	900,000-949,999	1	0	N/A	3	4	-25.0
950,000-999,999	2	5	-60.0	7	17	-58.8	950,000-999,999	0	1	-100.0	4	9	-55.6
1,000,000-1,099,999	0	2	-100.0	5	6	-16.7	1,000,000-1,099,999	0	0	0.0	2	1	100.0
1,100,000-1,199,999	3	3	0.0	8	7	14.3	1,100,000-1,199,999	1	0	N/A	6	5	20.0
1,200,000-1,299,999	5	5	0.0	10	6	66.7	1,200,000-1,299,999	1	0	N/A	6	4	50.0
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	3	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	1	-100.0	4	3	33.3	1,600,000-1,699,999	1	0	N/A	1	1	0.0
1,700,000-1,799,999	0	1	-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	0	N/A	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	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	185	463	-60.0	1506	1943	-22.5	Totals	138	133	3.8	1219	1442	-15.5

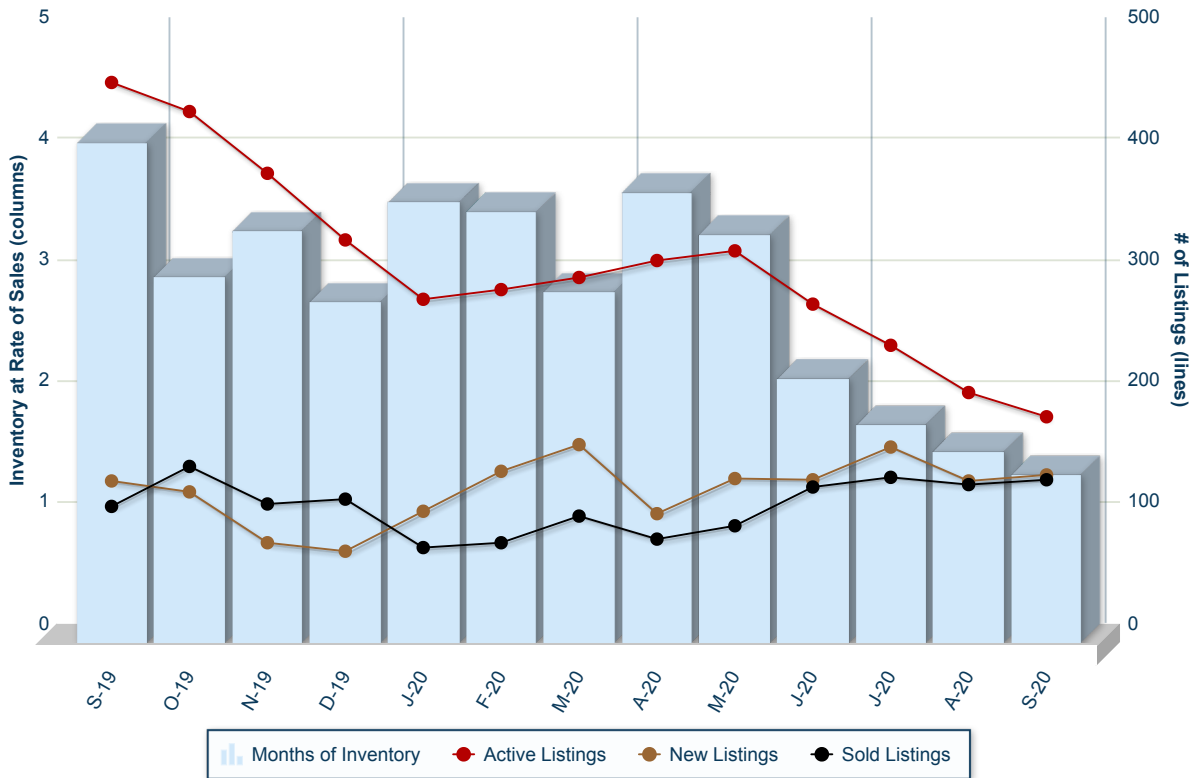
# Josephine Co Year Over Year Comparison

Activity between 9/1/2020 and 9/30/2020

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	62	35	-43	9	13	+44	3	14	+366	8	6	-25	2,151,900	1,297,600	-39	268,987	216,266	-19	281,000	197,250	-	97	98	+1
Grants Pass	468	249	-46	112	114	+1	104	104	0	96	111	+15	37,774,597	44,442,650	+17	393,485	400,384	+1	311,500	353,592	+13	96	98	+2
Kerby	7	1	-85	1	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	16	6	-62	3	3	0	2	2	0	5	3	-40	2,052,000	1,528,000	-25	410,400	509,333	+24	434,000	475,000	+9	97	96	-1
O'Brien	7	1	-85	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Selma	25	7	-72	4	4	0	2	4	+100	1	4	+300	360,000	1,483,500	+312	360,000	370,875	+3	360,000	342,250	-	96	100	+4
Sunny Valley	2	0	-	0	0	0	1	0	-	1	0	-	190,000	0	-	190,000	0	-	190,000	0	-	88	0	-
Wilderville	6	1	-83	1	1	0	0	0	0	2	1	-50	1,440,000	355,000	-75	720,000	355,000	-50	720,000	355,000	-	98	101	+3
Williams	22	12	-45	2	4	+100	3	5	+66	1	7	+600	229,000	3,171,300	+1284	229,000	453,042	+97	229,000	300,000	+31	95	97	+2
Wolf Creek	13	3	-76	3	1	-66	0	1	+	0	4	+	0	1,268,500	+	0	317,125	+	0	329,750	+	0	97	+
<b>Totals</b>	<b>628</b>	<b>315</b>	<b>-50</b>	<b>135</b>	<b>140</b>	<b>+4</b>	<b>115</b>	<b>130</b>	<b>+13</b>	<b>114</b>	<b>136</b>	<b>+19</b>	<b>44,197,497</b>	<b>53,546,550</b>	<b>+21</b>	<b>387,697</b>	<b>393,725</b>	<b>+2</b>	<b>310,000</b>	<b>349,700</b>	<b>+13</b>	<b>97</b>	<b>99</b>	<b>2</b>
<b>Grand Totals</b>	<b>628</b>	<b>315</b>	<b>-50</b>	<b>135</b>	<b>140</b>	<b>+4</b>	<b>115</b>	<b>130</b>	<b>+13</b>	<b>114</b>	<b>136</b>	<b>+19</b>	<b>44,197,497</b>	<b>53,546,550</b>	<b>+21</b>	<b>387,697</b>	<b>393,725</b>	<b>+2</b>	<b>310,000</b>	<b>349,700</b>	<b>+13</b>	<b>97</b>	<b>99</b>	<b>+2</b>

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# Josephine Co Inventory September 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
Sep - 2020	186	138	134	1.39
Aug - 2020	206	133	130	1.58
Jul - 2020	245	161	136	1.80
Jun - 2020	279	134	128	2.18
May - 2020	323	135	96	3.36
Apr - 2020	315	106	85	3.71
Mar - 2020	301	163	104	2.89
Feb - 2020	291	141	82	3.55
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

# Keybox Activity Report



Keybox Accesses	Sep 19	Sep 20	Change
	9480	7088	-25.2%

