



JOSEPHINE CO EXISTING URBAN HOME SALES - January 1, 2021 through March 31, 2021

| AREA | ACTIVITY | | DAYS ON MKT | | PRICING | | | | | | |
|-----------------------|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
| | Jan 1 - Mar 31 | | Jan 1 - Mar 31 | | Jan 1 - Mar 31 | | | | | Mar 2020 vs Mar 2021 | |
| | # Sold 2020 | # Sold 2021 | Average 2020 | Average 2021 | Median \$ 2016 | Median \$ 2020 | Median \$ 2021 | 5-year % Change | 1-year % Change | Median \$ | Median \$ |
| Northwest Grants Pass | 33 | 43 | 44 | 27 | \$174,000 | \$243,589 | \$295,500 | 69.8% | 21.3% | \$240,000 | \$319,750 |
| Northeast Grants Pass | 25 | 32 | 58 | 35 | \$183,000 | \$262,000 | \$275,000 | 50.3% | 5.0% | \$275,950 | \$271,250 |
| Southwest Grants Pass | 32 | 31 | 46 | 23 | \$213,750 | \$286,751 | \$346,500 | 62.1% | 20.8% | \$290,751 | \$351,000 |
| Southeast Grants Pass | 27 | 24 | 63 | 20 | \$253,500 | \$295,000 | \$321,000 | 26.6% | 8.8% | \$324,000 | \$350,000 |
| Cave Junction | 10 | 17 | 80 | 43 | \$126,000 | \$172,250 | \$253,000 | 100.8% | 46.9% | \$174,500 | \$272,000 |
| URBAN TOTALS | 127 | 147 | 54 | 29 | \$203,000 | \$270,000 | \$320,000 | 57.6% | 18.5% | \$280,500 | \$328,000 |

JOSEPHINE CO NEW URBAN HOME SALES - January 1, 2021 through March 31, 2021

| AREA | ACTIVITY | | DAYS ON MKT | | PRICING | | | | | | |
|-----------------------|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
| | Jan 1 - Mar 31 | | Jan 1 - Mar 31 | | Jan 1 - Mar 31 | | | | | Mar 2020 vs Mar 2021 | |
| | # Sold 2020 | # Sold 2021 | Average 2020 | Average 2021 | Median \$ 2016 | Median \$ 2020 | Median \$ 2021 | 5-year % Change | 1-year % Change | Median \$ | Median \$ |
| Northwest Grants Pass | 1 | 4 | N/A | 14 | N/A | N/A | \$301,850 | N/A | N/A | N/A | N/A |
| Northeast Grants Pass | 1 | 1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Southwest Grants Pass | 1 | 0 | N/A | N/A | \$243,900 | N/A | N/A | N/A | N/A | N/A | N/A |
| Southeast Grants Pass | 3 | 2 | 97 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Cave Junction | 4 | 4 | 45 | 46 | N/A | \$283,950 | \$290,400 | N/A | 2.3% | N/A | N/A |
| URBAN TOTALS | 10 | 11 | 66 | 22 | \$244,900 | \$307,500 | \$303,400 | 23.9% | -1.3% | N/A | \$303,400 |

JOSEPHINE CO RURAL HOME SALES - January 1, 2021 through March 31, 2021

| ACREAGE | ACTIVITY | | DAYS ON MKT | | PRICING | | | | | | |
|---------------------|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
| | Jan 1 - Mar 31 | | Jan 1 - Mar 31 | | Jan 1 - Mar 31 | | | | | Mar 2020 vs Mar 2021 | |
| | # Sold 2020 | # Sold 2021 | Average 2020 | Average 2021 | Median \$ 2016 | Median \$ 2020 | Median \$ 2021 | 5-year % Change | 1-year % Change | Median \$ | Median \$ |
| Under 5 Acres | 58 | 69 | 85 | 35 | \$266,815 | \$343,000 | \$425,000 | 59.3% | 23.9% | \$368,000 | \$419,000 |
| 5 - 10 Acres | 32 | 33 | 121 | 79 | \$292,000 | \$403,750 | \$555,000 | 90.1% | 37.5% | \$370,000 | \$555,000 |
| Over 10 Acres | 20 | 14 | 172 | 79 | \$327,500 | \$512,150 | \$575,000 | 75.6% | 12.3% | \$512,150 | \$520,000 |
| RURAL TOTALS | 110 | 116 | 111 | 53 | \$285,500 | \$388,250 | \$465,000 | 62.9% | 19.8% | \$400,000 | \$477,000 |

RESIDENTIAL INVENTORY

| Area | Active As Of 03/31/20 | Active As Of 03/31/21 | % Change |
|-----------------------|-----------------------|-----------------------|---------------|
| Northwest Grants Pass | 40 | 9 | -77.5% |
| Northeast Grants Pass | 31 | 5 | -83.9% |
| Southwest Grants Pass | 15 | 10 | -33.3% |
| Southeast Grants Pass | 20 | 10 | -50.0% |
| Cave Junction | 18 | 10 | -44.4% |
| Rural | 160 | 64 | -60.0% |
| COUNTY TOTALS | 284 | 108 | -62.0% |

The statistics in the top two charts represent urban area homes and exclude rural properties. N/A means "No or Insufficient Activity" in the reporting period.

Median price means the midpoint, with half of the sales being above and half of the sales being below the listed number and is not the same as average.

Median prices reflect overall market trends and are not a measure of pricing for individual properties.

Small sampling sizes can lead to wide variances in year to year comparisons.

All statistics are based on what is reported by REALTORS® to the Southern Oregon Multiple Listing Service. For more information, visit roguvalleyrealtors.org.

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JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - January 1, 2021 through March 31, 2021

| AREA | ACTIVITY | | DAYS ON MKT | | PRICING | | | | |
|-----------------------|----------------|-------------|----------------|--------------|------------------|----------------|-----------------|----------------------|------------|
| | Jan 1 - Mar 31 | | Jan 1 - Mar 31 | | Jan 1 - Mar 31 | | | Mar 2020 vs Mar 2021 | |
| | # Sold 2020 | # Sold 2021 | Average 2020 | Average 2021 | Median \$ 2020 | Median \$ 2021 | 1-year % Change | Median \$ | Median \$ |
| Northwest Grants Pass | 3 | 1 | 17 | N/A | N/A | N/A | N/A | N/A | N/A |
| Northeast Grants Pass | 1 | 0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Southwest Grants Pass | 0 | 1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Southeast Grants Pass | 3 | 0 | 88 | N/A | N/A | N/A | N/A | N/A | N/A |
| Cave Junction | 0 | 0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| URBAN TOTALS | 7 | 2 | 48 | N/A | \$171,000 | N/A | N/A | N/A | N/A |

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - January 1, 2021 through March 31, 2021

| AREA | CLOSED TRANSACTIONS | | | | | | | AVERAGE DAYS ON MARKET | | | | MEDIAN PRICING | | | |
|-----------------------|---------------------|--------------|----------|-------------|----------|-------------|------------|------------------------|------------|------------|-----------|------------------|------------|------------|------------------|
| | Jan 1 - Mar 31 | | | | | | | Jan 1 - Mar 31 | | | | Jan 1 - Mar 31 | | | |
| | Standard | Standard % | REO | REO % | Short | Short % | All | Standard | REO | Short | All | Standard | REO | Short | All |
| Northwest Grants Pass | 42 | 97.7% | 1 | 2.3% | 0 | 0.0% | 43 | 27 | N/A | N/A | 27 | \$300,250 | N/A | N/A | \$295,500 |
| Northeast Grants Pass | 32 | 100.0% | 0 | 0.0% | 0 | 0.0% | 32 | 35 | N/A | N/A | 35 | \$275,000 | N/A | N/A | \$275,000 |
| Southwest Grants Pass | 30 | 96.8% | 1 | 3.2% | 0 | 0.0% | 31 | 24 | N/A | N/A | 23 | \$343,250 | N/A | N/A | \$346,500 |
| Southeast Grants Pass | 24 | 100.0% | 0 | 0.0% | 0 | 0.0% | 24 | 20 | N/A | N/A | 20 | \$321,000 | N/A | N/A | \$321,000 |
| Cave Junction | 17 | 100.0% | 0 | 0.0% | 0 | 0.0% | 17 | 43 | N/A | N/A | 43 | \$253,000 | N/A | N/A | \$253,000 |
| URBAN TOTALS | 145 | 98.6% | 2 | 1.4% | 0 | 0.0% | 147 | 29 | N/A | N/A | 29 | \$320,000 | N/A | N/A | \$320,000 |

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 03/31/21

| AREA | Standard | Standard % | REO | REO % | Short | Short % | All |
|-----------------------|------------|--------------|----------|-------------|----------|-------------|------------|
| Northwest Grants Pass | 8 | 88.9% | 1 | 11.1% | 0 | 0.0% | 9 |
| Northeast Grants Pass | 5 | 100.0% | 0 | 0.0% | 0 | 0.0% | 5 |
| Southwest Grants Pass | 10 | 100.0% | 0 | 0.0% | 0 | 0.0% | 10 |
| Southeast Grants Pass | 10 | 100.0% | 0 | 0.0% | 0 | 0.0% | 10 |
| Cave Junction | 10 | 100.0% | 0 | 0.0% | 0 | 0.0% | 10 |
| Rural | 62 | 96.9% | 1 | 1.6% | 1 | 1.6% | 64 |
| COUNTY TOTALS | 105 | 97.2% | 2 | 1.9% | 1 | 0.9% | 108 |

REO/Short sales and inventories are not foreclosure rates.

"Standard" indicates properties that do not require third party approval for the transaction.

"REO" means Real Estate Owned, indicating bank or mortgage company ownership.

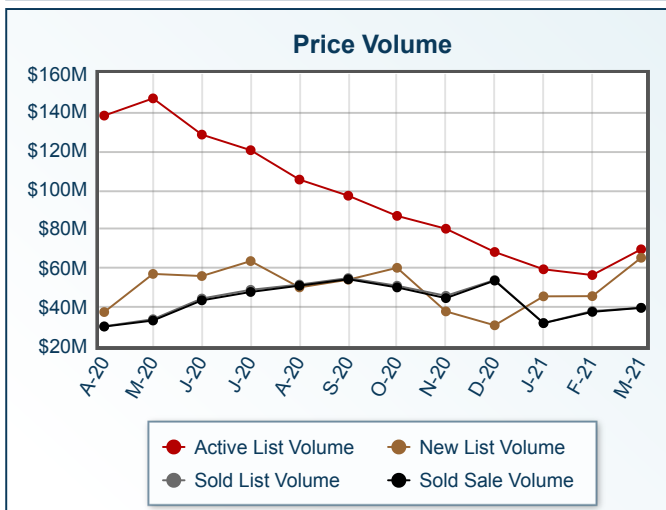
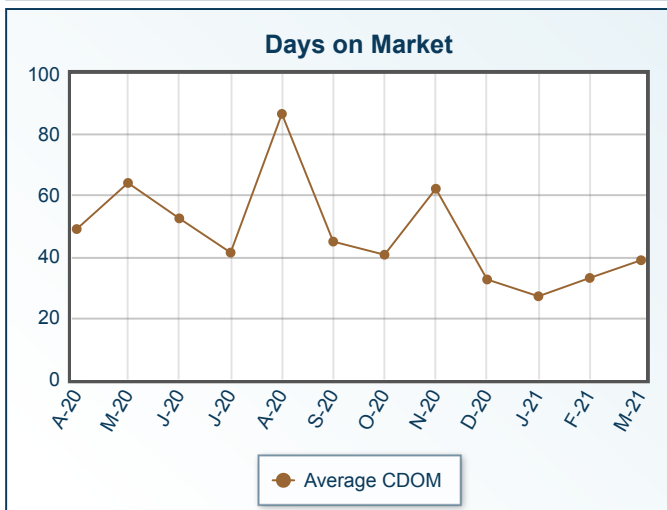
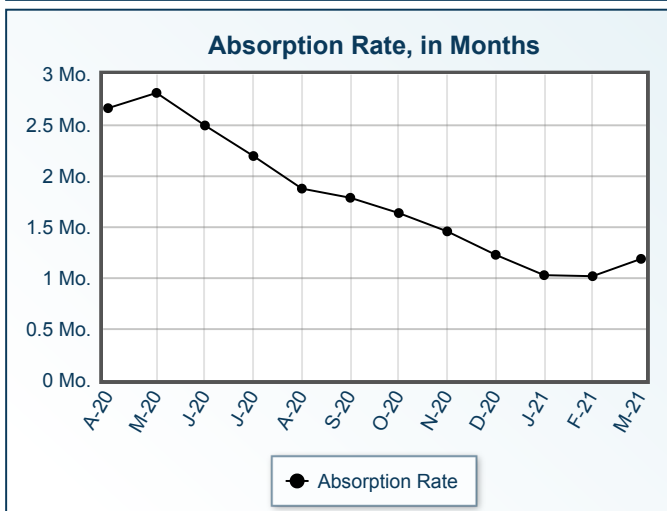
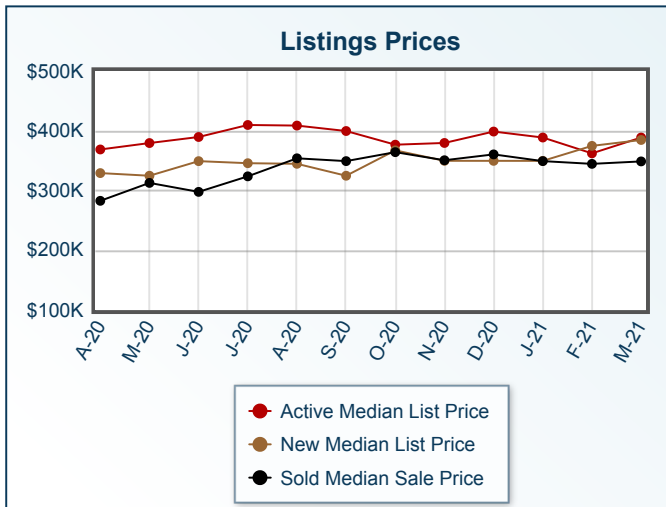
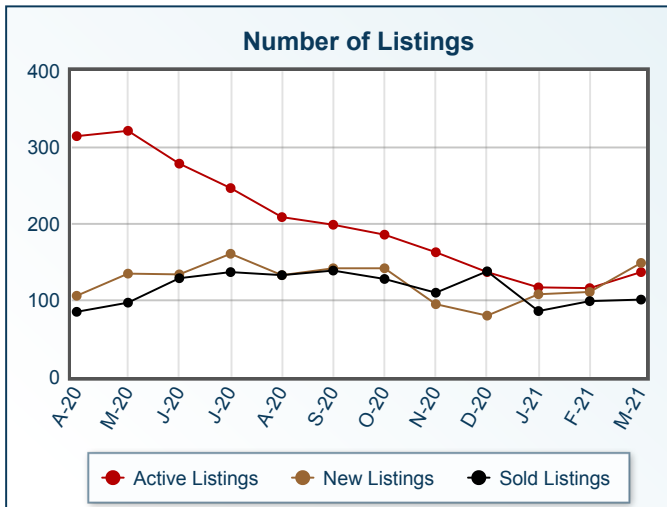
"Short" stands for Short Sale, where third party approval is required for the transaction.

Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.

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Market Summary

Josephine Co Residential, March 2021



| Summary Statistics | | | | | | |
|--------------------|-----------|-----------|--------|-----------|-----------|--------|
| | Mar-21 | Mar-20 | % Chg | 2021 YTD | 2020 YTD | % Chg |
| Absorption Rate | 1.19 | 2.55 | -53.33 | 1.08 | 2.5 | -56.80 |
| Average List Price | \$509,164 | \$448,079 | 13.63 | \$443,453 | \$419,460 | 5.72 |
| Median List Price | \$389,000 | \$369,900 | 5.16 | \$375,000 | \$335,000 | 11.94 |
| Average Sale Price | \$392,672 | \$354,971 | 10.62 | \$381,251 | \$331,256 | 15.09 |
| Median Sale Price | \$349,000 | \$324,500 | 7.55 | \$346,375 | \$295,750 | 17.12 |
| Average CDOM | 39 | 86 | -54.65 | 33 | 92 | -64.13 |
| Median CDOM | 5 | 23 | -78.26 | 7 | 44 | -84.09 |

| Sold Listings | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|-------|
| | 2021 | 2020 | % Chg | 2021 | 2020 | % Chg |
| | 0-99,999 | 0 | 1 | -100.0 | 4 | 5 |
| 100,000-149,999 | 2 | 4 | -50.0 | 5 | 11 | -54.5 |
| 150,000-199,999 | 4 | 5 | -20.0 | 12 | 22 | -45.5 |
| 200,000-249,999 | 4 | 14 | -71.4 | 21 | 43 | -51.2 |
| 250,000-299,999 | 22 | 21 | 4.8 | 54 | 54 | 0.0 |
| 300,000-349,999 | 20 | 18 | 11.1 | 52 | 42 | 23.8 |
| 350,000-399,999 | 15 | 12 | 25.0 | 41 | 27 | 51.9 |
| 400,000-449,999 | 7 | 8 | -12.5 | 29 | 19 | 52.6 |
| 450,000-499,999 | 6 | 5 | 20.0 | 18 | 10 | 80.0 |
| 500,000-549,999 | 3 | 6 | -50.0 | 6 | 9 | -33.3 |
| 550,000-599,999 | 7 | 3 | 133.3 | 14 | 9 | 55.6 |
| 600,000-649,999 | 5 | 1 | 400.0 | 8 | 1 | 700.0 |
| 650,000-699,999 | 0 | 1 | -100.0 | 4 | 1 | 300.0 |
| 700,000-749,999 | 2 | 0 | N/A | 7 | 2 | 250.0 |
| 750,000-799,999 | 1 | 2 | -50.0 | 4 | 3 | 33.3 |
| 800,000-849,999 | 1 | 0 | N/A | 3 | 0 | N/A |
| 850,000-899,999 | 0 | 2 | -100.0 | 1 | 3 | -66.7 |
| 900,000-949,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 950,000-999,999 | 0 | 1 | -100.0 | 1 | 2 | -50.0 |
| 1,000,000-1,099,999 | 1 | 0 | N/A | 1 | 1 | 0.0 |
| 1,100,000-1,199,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 1,200,000-1,299,999 | 1 | 0 | N/A | 1 | 0 | N/A |
| 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 | 0 | 0.0 |
| 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 | 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 |
| 3,500,000-3,749,999 | 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 | 101 | 104 | -2.9 | 286 | 264 | 8.3 |

| Pending Listings | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|--------|
| | 2021 | 2020 | % Chg | 2021 | 2020 | % Chg |
| | 0-99,999 | 0 | 1 | -100.0 | 0 | 3 |
| 100,000-149,999 | 1 | 3 | -66.7 | 3 | 10 | -70.0 |
| 150,000-199,999 | 9 | 14 | -35.7 | 16 | 30 | -46.7 |
| 200,000-249,999 | 7 | 13 | -46.2 | 17 | 47 | -63.8 |
| 250,000-299,999 | 21 | 18 | 16.7 | 59 | 56 | 5.4 |
| 300,000-349,999 | 24 | 12 | 100.0 | 74 | 40 | 85.0 |
| 350,000-399,999 | 23 | 9 | 155.6 | 52 | 33 | 57.6 |
| 400,000-449,999 | 10 | 6 | 66.7 | 27 | 17 | 58.8 |
| 450,000-499,999 | 15 | 9 | 66.7 | 30 | 18 | 66.7 |
| 500,000-549,999 | 6 | 4 | 50.0 | 13 | 13 | 0.0 |
| 550,000-599,999 | 6 | 3 | 100.0 | 15 | 6 | 150.0 |
| 600,000-649,999 | 4 | 1 | 300.0 | 7 | 3 | 133.3 |
| 650,000-699,999 | 2 | 1 | 100.0 | 6 | 3 | 100.0 |
| 700,000-749,999 | 3 | 0 | N/A | 5 | 0 | N/A |
| 750,000-799,999 | 1 | 1 | 0.0 | 4 | 1 | 300.0 |
| 800,000-849,999 | 2 | 0 | N/A | 4 | 3 | 33.3 |
| 850,000-899,999 | 0 | 0 | 0.0 | 2 | 2 | 0.0 |
| 900,000-949,999 | 1 | 1 | 0.0 | 1 | 1 | 0.0 |
| 950,000-999,999 | 0 | 0 | 0.0 | 2 | 1 | 100.0 |
| 1,000,000-1,099,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 1,100,000-1,199,999 | 0 | 1 | -100.0 | 1 | 1 | 0.0 |
| 1,200,000-1,299,999 | 0 | 0 | 0.0 | 1 | 0 | N/A |
| 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 | 0 | 0.0 |
| 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 | 1 | -100.0 | 0 | 1 | -100.0 |
| 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 |
| 3,500,000-3,749,999 | 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 | 98 | 37.8 | 339 | 289 | 17.3 |

| Active Listings | This Month | | | Year to Date | | | New Listings | This Month | | | Year to Date | | |
|---------------------|------------|------------|--------------|--------------|------------|--------------|---------------------|------------|------------|-------------|--------------|------------|--------------|
| | 2021 | 2020 | % Chg | 2021 | 2020 | % Chg | | 2021 | 2020 | % Chg | 2021 | 2020 | % Chg |
| | 0-99,999 | 0 | 2 | -100.0 | 1 | 5 | | -80.0 | 0-99,999 | 1 | 0 | N/A | 1 |
| 100,000-149,999 | 1 | 5 | -80.0 | 3 | 18 | -83.3 | 100,000-149,999 | 0 | 2 | -100.0 | 1 | 8 | -87.5 |
| 150,000-199,999 | 6 | 23 | -73.9 | 24 | 57 | -57.9 | 150,000-199,999 | 5 | 10 | -50.0 | 15 | 32 | -53.1 |
| 200,000-249,999 | 7 | 34 | -79.4 | 25 | 104 | -76.0 | 200,000-249,999 | 8 | 32 | -75.0 | 19 | 73 | -74.0 |
| 250,000-299,999 | 14 | 37 | -62.2 | 71 | 105 | -32.4 | 250,000-299,999 | 22 | 27 | -18.5 | 55 | 83 | -33.7 |
| 300,000-349,999 | 20 | 32 | -37.5 | 90 | 80 | 12.5 | 300,000-349,999 | 18 | 21 | -14.3 | 64 | 54 | 18.5 |
| 350,000-399,999 | 29 | 41 | -29.3 | 77 | 86 | -10.5 | 350,000-399,999 | 28 | 20 | 40.0 | 71 | 48 | 47.9 |
| 400,000-449,999 | 9 | 27 | -66.7 | 39 | 52 | -25.0 | 400,000-449,999 | 12 | 14 | -14.3 | 30 | 29 | 3.4 |
| 450,000-499,999 | 12 | 25 | -52.0 | 44 | 52 | -15.4 | 450,000-499,999 | 17 | 13 | 30.8 | 34 | 24 | 41.7 |
| 500,000-549,999 | 4 | 14 | -71.4 | 18 | 30 | -40.0 | 500,000-549,999 | 6 | 4 | 50.0 | 13 | 17 | -23.5 |
| 550,000-599,999 | 4 | 11 | -63.6 | 20 | 18 | 11.1 | 550,000-599,999 | 7 | 4 | 75.0 | 15 | 9 | 66.7 |
| 600,000-649,999 | 3 | 8 | -62.5 | 11 | 15 | -26.7 | 600,000-649,999 | 3 | 3 | 0.0 | 8 | 5 | 60.0 |
| 650,000-699,999 | 4 | 7 | -42.9 | 16 | 16 | 0.0 | 650,000-699,999 | 8 | 4 | 100.0 | 13 | 11 | 18.2 |
| 700,000-749,999 | 3 | 7 | -57.1 | 8 | 9 | -11.1 | 700,000-749,999 | 2 | 2 | 0.0 | 5 | 4 | 25.0 |
| 750,000-799,999 | 1 | 2 | -50.0 | 9 | 4 | 125.0 | 750,000-799,999 | 5 | 2 | 150.0 | 7 | 2 | 250.0 |
| 800,000-849,999 | 1 | 1 | 0.0 | 4 | 4 | 0.0 | 800,000-849,999 | 1 | 0 | N/A | 2 | 0 | N/A |
| 850,000-899,999 | 3 | 6 | -50.0 | 6 | 9 | -33.3 | 850,000-899,999 | 2 | 2 | 0.0 | 3 | 3 | 0.0 |
| 900,000-949,999 | 1 | 2 | -50.0 | 2 | 3 | -33.3 | 900,000-949,999 | 1 | 0 | N/A | 1 | 0 | N/A |
| 950,000-999,999 | 4 | 1 | 300.0 | 8 | 5 | 60.0 | 950,000-999,999 | 2 | 1 | 100.0 | 4 | 2 | 100.0 |
| 1,000,000-1,099,999 | 0 | 3 | -100.0 | 0 | 3 | -100.0 | 1,000,000-1,099,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 1,100,000-1,199,999 | 4 | 3 | 33.3 | 6 | 4 | 50.0 | 1,100,000-1,199,999 | 0 | 1 | -100.0 | 2 | 1 | 100.0 |
| 1,200,000-1,299,999 | 1 | 4 | -75.0 | 3 | 6 | -50.0 | 1,200,000-1,299,999 | 0 | 1 | -100.0 | 1 | 3 | -66.7 |
| 1,300,000-1,399,999 | 0 | 0 | 0.0 | 0 | 1 | -100.0 | 1,300,000-1,399,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 1,400,000-1,499,999 | 1 | 1 | 0.0 | 1 | 2 | -50.0 | 1,400,000-1,499,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 1,500,000-1,599,999 | 2 | 2 | 0.0 | 3 | 2 | 50.0 | 1,500,000-1,599,999 | 1 | 0 | N/A | 2 | 0 | N/A |
| 1,600,000-1,699,999 | 1 | 2 | -50.0 | 1 | 3 | -66.7 | 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 | 1,700,000-1,799,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 1,800,000-1,899,999 | 2 | 0 | N/A | 2 | 0 | N/A | 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 | 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 | 0 | 0.0 | 2,000,000-2,249,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 2,250,000-2,499,999 | 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 | 2,500,000-2,749,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 2,750,000-2,999,999 | 0 | 0 | 0.0 | 0 | 2 | -100.0 | 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 | 0 | 1 | -100.0 | 0 | 1 | -100.0 | 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 | 2 | -100.0 | 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 | 137 | 301 | -54.5 | 492 | 699 | -29.6 | Totals | 149 | 163 | -8.6 | 368 | 411 | -10.5 |

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Josephine Co Year Over Year Comparison

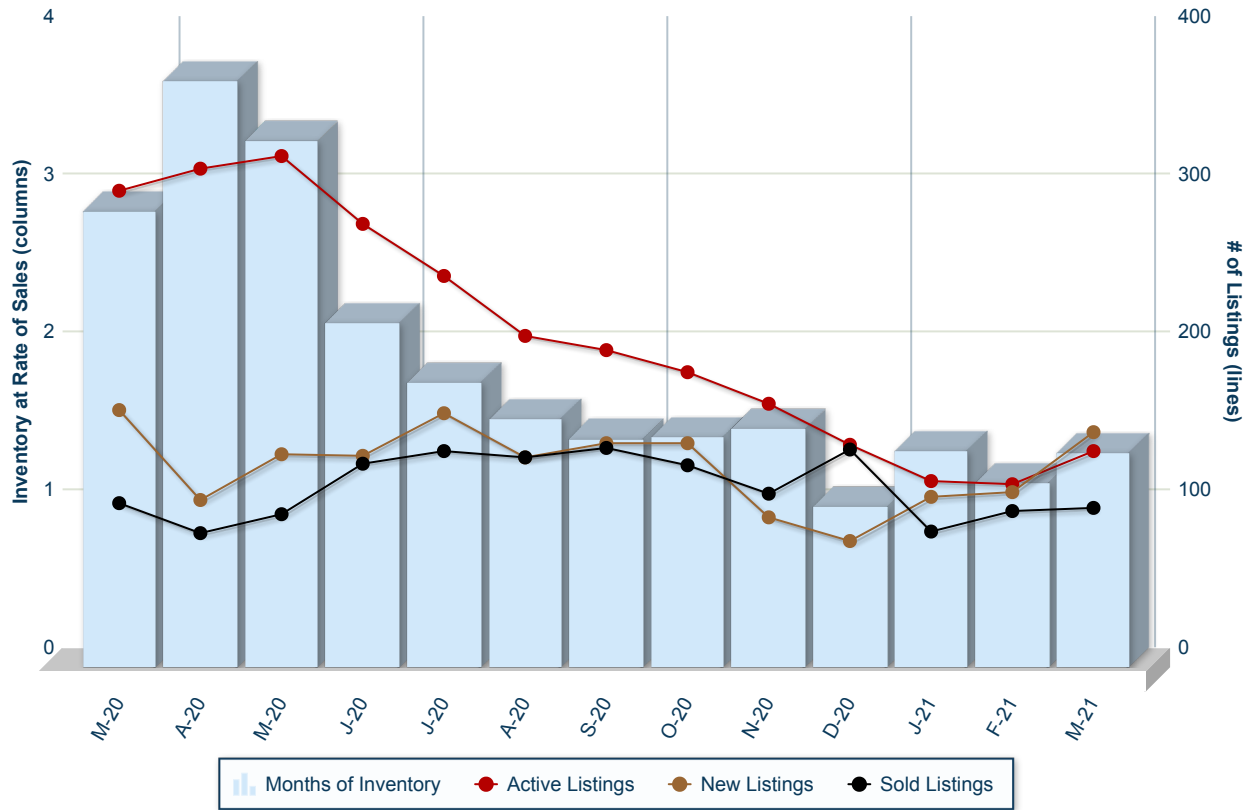
Activity between 3/1/2021 and 3/31/2021

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 | 53 | 27 | -49 | 19 | 12 | -36 | 14 | 8 | -42 | 13 | 10 | -23 | 3,227,800 | 3,453,150 | +6 | 248,292 | 345,315 | +39 | 239,000 | 272,000 | +13 | 98 | 94 | -4 |
| Grants Pass | 336 | 202 | -39 | 121 | 121 | 0 | 68 | 115 | +69 | 77 | 84 | +9 | 27,880,210 | 32,597,350 | +16 | 362,080 | 388,063 | +7 | 329,000 | 350,000 | +6 | 98 | 100 | +2 |
| Kerby | 3 | 2 | -33 | 1 | 0 | - | 1 | 0 | - | 1 | 0 | - | 750,000 | 0 | - | 750,000 | 0 | - | 750,000 | 0 | - | 93 | 0 | - |
| Merlin | 15 | 10 | -33 | 5 | 7 | +40 | 5 | 6 | +20 | 3 | 2 | -33 | 856,000 | 750,000 | -12 | 285,333 | 375,000 | +31 | 326,000 | 375,000 | +15 | 96 | 102 | +6 |
| O'Brien | 4 | 3 | -25 | 2 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | - | 288,500 | 0 | - | 288,500 | 0 | - | 288,500 | 0 | - | 101 | 0 | - |
| Selma | 13 | 7 | -46 | 4 | 2 | -50 | 4 | 3 | -25 | 3 | 4 | +33 | 700,000 | 2,555,000 | +265 | 233,333 | 638,750 | +173 | 230,000 | 477,500 | +107 | 110 | 97 | -11 |
| 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 | 4 | 3 | -25 | 2 | 1 | -50 | 0 | 2 | + | 1 | 1 | 0 | 535,000 | 357,000 | -33 | 535,000 | 357,000 | -33 | 535,000 | 357,000 | - | 100 | 102 | +2 |
| Wolf Creek | 14 | 5 | -64 | 4 | 4 | 0 | 2 | 2 | 0 | 1 | 0 | - | 287,500 | 0 | - | 287,500 | 0 | - | 287,500 | 0 | - | 95 | 0 | - |
| Totals | 444 | 259 | -42 | 158 | 149 | -6 | 94 | 136 | +45 | 100 | 101 | +1 | 34,525,010 | 39,712,500 | +15 | 345,250 | 393,193 | +14 | 321,950 | 349,000 | +8 | 98 | 100 | +2 |
| Grand Totals | 444 | 259 | -42 | 158 | 149 | -6 | 94 | 136 | +45 | 100 | 101 | +1 | 34,525,010 | 39,712,500 | +15 | 345,250 | 393,193 | +14 | 321,950 | 349,000 | +8 | 98 | 100 | +2 |

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Josephine Co Inventory March 2020-21



| | Active Listings | New Listings | Sold Listings | Months Inventory |
|------------|-----------------|--------------|---------------|------------------|
| Mar - 2021 | 137 | 149 | 101 | 1.36 |
| Feb - 2021 | 116 | 111 | 99 | 1.17 |
| Jan - 2021 | 118 | 108 | 86 | 1.37 |
| Dec - 2020 | 141 | 80 | 138 | 1.02 |
| Nov - 2020 | 167 | 95 | 110 | 1.52 |
| Oct - 2020 | 187 | 142 | 128 | 1.46 |
| Sep - 2020 | 201 | 142 | 139 | 1.45 |
| Aug - 2020 | 210 | 133 | 133 | 1.58 |
| Jul - 2020 | 248 | 161 | 137 | 1.81 |
| Jun - 2020 | 281 | 134 | 129 | 2.18 |
| May - 2020 | 324 | 135 | 97 | 3.34 |
| Apr - 2020 | 316 | 106 | 85 | 3.72 |
| Mar - 2020 | 302 | 163 | 104 | 2.90 |

Keybox Activity Report



Note: Keybox activity splits approximately 75% Jackson County, 25% Josephine County.

| Keybox Accesses | Mar 20 | Mar 21 | Change |
|-----------------|--------|--------|--------|
| | 7584 | 6407 | -15.5% |

