



**JOSEPHINE CO EXISTING URBAN HOME SALES - November 1, 2020 through January 31, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2020 vs Jan 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	54	55	44	44	\$176,500	\$264,900	\$329,900	86.9%	24.5%	\$233,750	\$331,000
Northeast Grants Pass	33	33	65	37	\$175,000	\$261,500	\$323,000	84.6%	23.5%	\$225,000	\$266,000
Southwest Grants Pass	34	29	71	19	\$220,000	\$287,750	\$330,000	50.0%	14.7%	\$288,500	\$337,500
Southeast Grants Pass	28	33	75	25	\$222,000	\$302,000	\$349,900	57.6%	15.9%	\$290,000	\$342,500
Cave Junction	11	17	82	32	\$148,500	\$170,000	\$225,000	51.5%	32.4%	\$207,500	\$226,000
<b>URBAN TOTALS</b>	<b>160</b>	<b>167</b>	<b>62</b>	<b>33</b>	<b>\$196,450</b>	<b>\$275,000</b>	<b>\$324,000</b>	<b>64.9%</b>	<b>17.8%</b>	<b>\$245,000</b>	<b>\$330,000</b>

**JOSEPHINE CO NEW URBAN HOME SALES - November 1, 2020 through January 31, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2020 vs Jan 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	0	4	N/A	17	N/A	N/A	\$396,200	N/A	N/A	N/A	N/A
Northeast Grants Pass	0	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	\$237,900	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	5	5	102	1	\$299,250	\$435,000	\$375,277	25.4%	-13.7%	N/A	N/A
Cave Junction	6	4	54	22	N/A	\$249,400	\$285,643	N/A	14.5%	N/A	N/A
<b>URBAN TOTALS</b>	<b>12</b>	<b>14</b>	<b>80</b>	<b>24</b>	<b>\$245,000</b>	<b>\$292,450</b>	<b>\$361,450</b>	<b>47.5%</b>	<b>23.6%</b>	<b>\$289,900</b>	<b>N/A</b>

**JOSEPHINE CO RURAL HOME SALES - November 1, 2020 through January 31, 2021**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2020 vs Jan 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	70	76	73	38	\$267,500	\$328,500	\$413,500	54.6%	25.9%	\$305,000	\$469,000
5 - 10 Acres	35	30	96	64	\$275,000	\$410,000	\$561,250	104.1%	36.9%	\$410,000	\$528,500
Over 10 Acres	14	17	171	76	\$322,500	\$520,000	\$685,000	112.4%	31.7%	N/A	\$745,000
<b>RURAL TOTALS</b>	<b>119</b>	<b>123</b>	<b>91</b>	<b>50</b>	<b>\$273,000</b>	<b>\$346,000</b>	<b>\$470,000</b>	<b>72.2%</b>	<b>35.8%</b>	<b>\$340,000</b>	<b>\$492,000</b>

**RESIDENTIAL INVENTORY**

Area	Active As Of 01/31/20	Active As Of 01/31/21	% Change
Northwest Grants Pass	33	6	-81.8%
Northeast Grants Pass	17	5	-70.6%
Southwest Grants Pass	13	9	-30.8%
Southeast Grants Pass	18	7	-61.1%
Cave Junction	9	6	-33.3%
Rural	138	53	-61.6%
<b>JOSEPHINE COUNTY TOTALS</b>	<b>228</b>	<b>86</b>	<b>-62.3%</b>

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](http://roguvalleyrealtors.org).

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JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - November 1, 2020 through January 31, 2021									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2020 vs Jan 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Northwest Grants Pass	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	3	0	29	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	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>8</b>	<b>2</b>	<b>33</b>	<b>N/A</b>	<b>\$169,250</b>	<b>N/A</b>	<b>N/A</b>	<b>\$158,000</b>	<b>N/A</b>

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2020 through January 31, 2021															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	55	100.0%	0	0.0%	0	0.0%	55	44	N/A	N/A	44	\$329,900	N/A	N/A	\$329,900
Northeast Grants Pass	33	100.0%	0	0.0%	0	0.0%	33	37	N/A	N/A	37	\$323,000	N/A	N/A	\$323,000
Southwest Grants Pass	28	96.6%	1	3.4%	0	0.0%	29	20	N/A	N/A	19	\$327,000	N/A	N/A	\$330,000
Southeast Grants Pass	33	100.0%	0	0.0%	0	0.0%	33	25	N/A	N/A	25	\$349,900	N/A	N/A	\$349,900
Cave Junction	16	94.1%	1	5.9%	0	0.0%	17	32	N/A	N/A	32	\$224,750	N/A	N/A	\$225,000
<b>URBAN TOTALS</b>	<b>165</b>	<b>98.8%</b>	<b>2</b>	<b>1.2%</b>	<b>0</b>	<b>0.0%</b>	<b>167</b>	<b>34</b>	<b>N/A</b>	<b>N/A</b>	<b>33</b>	<b>\$324,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$324,000</b>

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 01/31/21							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	5	83.3%	1	16.7%	0	0.0%	6
Northeast Grants Pass	5	100.0%	0	0.0%	0	0.0%	5
Southwest Grants Pass	9	100.0%	0	0.0%	0	0.0%	9
Southeast Grants Pass	7	100.0%	0	0.0%	0	0.0%	7
Cave Junction	6	100.0%	0	0.0%	0	0.0%	6
Rural	51	96.2%	1	1.9%	1	1.9%	53
<b>COUNTY TOTALS</b>	<b>83</b>	<b>96.5%</b>	<b>2</b>	<b>2.3%</b>	<b>1</b>	<b>1.2%</b>	<b>86</b>

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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