



**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
<b>URBAN TOTALS</b>	<b>127</b>	<b>147</b>	<b>54</b>	<b>29</b>	<b>\$203,000</b>	<b>\$270,000</b>	<b>\$320,000</b>	<b>57.6%</b>	<b>18.5%</b>	<b>\$280,500</b>	<b>\$328,000</b>

**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
<b>URBAN TOTALS</b>	<b>10</b>	<b>11</b>	<b>66</b>	<b>22</b>	<b>\$244,900</b>	<b>\$307,500</b>	<b>\$303,400</b>	<b>23.9%</b>	<b>-1.3%</b>	<b>N/A</b>	<b>\$303,400</b>

**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
<b>RURAL TOTALS</b>	<b>110</b>	<b>116</b>	<b>111</b>	<b>53</b>	<b>\$285,500</b>	<b>\$388,250</b>	<b>\$465,000</b>	<b>62.9%</b>	<b>19.8%</b>	<b>\$400,000</b>	<b>\$477,000</b>

**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%
<b>COUNTY TOTALS</b>	<b>284</b>	<b>108</b>	<b>-62.0%</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 - 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
<b>URBAN TOTALS</b>	<b>7</b>	<b>2</b>	<b>48</b>	<b>N/A</b>	<b>\$171,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

**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
<b>URBAN TOTALS</b>	<b>145</b>	<b>98.6%</b>	<b>2</b>	<b>1.4%</b>	<b>0</b>	<b>0.0%</b>	<b>147</b>	<b>29</b>	<b>N/A</b>	<b>N/A</b>	<b>29</b>	<b>\$320,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$320,000</b>

**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
<b>COUNTY TOTALS</b>	<b>105</b>	<b>97.2%</b>	<b>2</b>	<b>1.9%</b>	<b>1</b>	<b>0.9%</b>	<b>108</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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