



JOSEPHINE CO EXISTING URBAN HOME SALES - January 1, 2022 through March 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2021 vs Mar 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	43	41	27	42	\$197,000	\$295,500	\$390,500	98.2%	32.1%	\$319,750	\$369,000
Northeast Grants Pass	33	29	34	43	\$219,500	\$275,000	\$345,000	57.2%	25.5%	\$271,250	\$388,500
Southwest Grants Pass	32	29	23	23	\$221,900	\$347,750	\$385,000	73.5%	10.7%	\$354,250	\$376,750
Southeast Grants Pass	26	34	19	36	\$235,000	\$313,000	\$393,000	67.2%	25.6%	\$320,000	\$409,250
Cave Junction	17	8	43	36	\$163,000	\$253,000	\$291,500	78.8%	15.2%	\$272,000	\$252,500
URBAN TOTALS	151	141	28	36	\$215,000	\$320,000	\$377,500	75.6%	18.0%	\$325,000	\$376,000

JOSEPHINE CO NEW URBAN HOME SALES - January 1, 2022 through March 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2021 vs Mar 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	4	3	14	21	N/A	\$301,850	N/A	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	0	3	N/A	13	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	4	1	46	N/A	N/A	\$290,400	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	11	9	22	27	\$264,692	\$303,400	\$424,500	60.4%	39.9%	\$303,400	\$425,079

JOSEPHINE CO RURAL HOME SALES - January 1, 2022 through March 31, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2021 vs Mar 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	69	81	35	67	\$300,000	\$425,000	\$480,000	60.0%	12.9%	\$419,000	\$506,950
5 - 10 Acres	35	45	75	80	\$408,000	\$555,000	\$515,000	26.2%	-7.2%	\$555,000	\$562,750
Over 10 Acres	15	14	73	99	\$410,000	\$575,000	\$616,250	50.3%	7.2%	\$484,000	\$588,750
RURAL TOTALS	119	140	52	74	\$329,500	\$465,000	\$509,000	54.5%	9.5%	\$484,000	\$521,500

RESIDENTIAL INVENTORY			
Area	Active As Of 03/31/21	Active As Of 03/31/22	% Change
Northwest Grants Pass	13	17	30.8%
Northeast Grants Pass	7	12	71.4%
Southwest Grants Pass	11	19	72.7%
Southeast Grants Pass	11	15	36.4%
Cave Junction	11	13	18.2%
Rural	72	171	137.5%
COUNTY TOTALS	125	247	97.6%

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, 2022 through March 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31			Mar 2021 vs Mar 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2021	Median \$ 2022	1-year % Change	Median \$	Median \$
Northwest Grants Pass	1	0	N/A	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	0	0	N/A	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	3	0	9	N/A	N/A	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - January 1, 2022 through March 31, 2022

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	41	100.0%	0	0.0%	0	0.0%	41	42	N/A	N/A	42	\$390,500	N/A	N/A	\$390,500
Northeast Grants Pass	29	100.0%	0	0.0%	0	0.0%	29	43	N/A	N/A	43	\$345,000	N/A	N/A	\$345,000
Southwest Grants Pass	29	100.0%	0	0.0%	0	0.0%	29	23	N/A	N/A	23	\$385,000	N/A	N/A	\$385,000
Southeast Grants Pass	34	100.0%	0	0.0%	0	0.0%	34	36	N/A	N/A	36	\$393,000	N/A	N/A	\$393,000
Cave Junction	8	100.0%	0	0.0%	0	0.0%	8	36	N/A	N/A	36	\$291,500	N/A	N/A	\$291,500
URBAN TOTALS	141	100.0%	0	0.0%	0	0.0%	141	36	N/A	N/A	36	\$377,500	N/A	N/A	\$377,500

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 03/31/22

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	17	100.0%	0	0.0%	0	0.0%	17
Northeast Grants Pass	12	100.0%	0	0.0%	0	0.0%	12
Southwest Grants Pass	19	100.0%	0	0.0%	0	0.0%	19
Southeast Grants Pass	15	100.0%	0	0.0%	0	0.0%	15
Cave Junction	13	100.0%	0	0.0%	0	0.0%	13
Rural	171	100.0%	0	0.0%	0	0.0%	171
COUNTY TOTALS	247	100.0%	0	0.0%	0	0.0%	247

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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