



JOSEPHINE CO EXISTING URBAN HOME SALES - April 1, 2021 through June 30, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2020 vs Jun 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	52	45	18	\$205,000	\$253,500	\$308,050	50.3%	21.5%	\$262,500	\$360,000
Northeast Grants Pass	25	46	34	20	\$203,450	\$249,000	\$311,500	53.1%	25.1%	\$244,500	\$290,000
Southwest Grants Pass	30	45	30	22	\$225,000	\$280,000	\$360,000	60.0%	28.6%	\$282,950	\$360,000
Southeast Grants Pass	25	46	52	20	\$225,000	\$283,000	\$372,750	65.7%	31.7%	\$329,000	\$365,000
Cave Junction	10	8	39	11	\$150,000	\$215,500	\$279,500	86.3%	29.7%	\$232,250	N/A
URBAN TOTALS	144	197	41	20	\$210,000	\$269,450	\$345,000	64.3%	28.0%	\$266,000	\$347,500

JOSEPHINE CO NEW URBAN HOME SALES - April 1, 2021 through June 30, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2020 vs Jun 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	29	\$261,250	N/A	\$348,777	33.5%	N/A	N/A	N/A
Northeast Grants Pass	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	2	1	N/A	N/A	\$241,950	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	0	3	N/A	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	9	3	42	110	N/A	\$280,550	N/A	N/A	N/A	\$267,450	N/A
URBAN TOTALS	14	11	45	44	\$244,900	\$301,364	\$364,100	48.7%	20.8%	\$298,000	\$455,000

JOSEPHINE CO RURAL HOME SALES - April 1, 2021 through June 30, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2020 vs Jun 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	65	87	47	34	\$282,000	\$371,000	\$439,000	55.7%	18.3%	\$370,500	\$455,000
5 - 10 Acres	35	51	72	31	\$360,000	\$389,000	\$500,000	38.9%	28.5%	\$390,000	\$550,000
Over 10 Acres	25	14	102	71	\$415,000	\$500,000	\$653,000	57.3%	30.6%	\$507,450	\$450,000
RURAL TOTALS	125	152	65	36	\$305,450	\$395,000	\$470,000	53.9%	19.0%	\$390,000	\$499,000

RESIDENTIAL INVENTORY			
Area	Active As Of 06/30/20	Active As Of 06/30/21	% Change
Northwest Grants Pass	39	20	-48.7%
Northeast Grants Pass	22	10	-54.5%
Southwest Grants Pass	12	11	-8.3%
Southeast Grants Pass	21	12	-42.9%
Cave Junction	11	8	-27.3%
Rural	123	110	-10.6%
COUNTY TOTALS	228	171	-25.0%

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.

©2021 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.



JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - April 1, 2021 through June 30, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30			Jun 2020 vs Jun 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Northwest Grants Pass	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	0	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	3	0	28	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	5	1	42	N/A	\$230,200	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - April 1, 2021 through June 30, 2021

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Apr 1 - Jun 30							Apr 1 - Jun 30				Apr 1 - Jun 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	51	98.1%	1	1.9%	0	0.0%	52	18	N/A	N/A	18	\$310,000	N/A	N/A	\$308,050
Northeast Grants Pass	46	100.0%	0	0.0%	0	0.0%	46	20	N/A	N/A	20	\$311,500	N/A	N/A	\$311,500
Southwest Grants Pass	45	100.0%	0	0.0%	0	0.0%	45	22	N/A	N/A	22	\$360,000	N/A	N/A	\$360,000
Southeast Grants Pass	46	100.0%	0	0.0%	0	0.0%	46	20	N/A	N/A	20	\$372,750	N/A	N/A	\$372,750
Cave Junction	8	100.0%	0	0.0%	0	0.0%	8	11	N/A	N/A	11	\$279,500	N/A	N/A	\$279,500
URBAN TOTALS	196	99.5%	1	0.5%	0	0.0%	197	20	N/A	N/A	20	\$345,000	N/A	N/A	\$345,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 06/30/21

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	20	100.0%	0	0.0%	0	0.0%	20
Northeast Grants Pass	10	100.0%	0	0.0%	0	0.0%	10
Southwest Grants Pass	11	100.0%	0	0.0%	0	0.0%	11
Southeast Grants Pass	12	100.0%	0	0.0%	0	0.0%	12
Cave Junction	8	100.0%	0	0.0%	0	0.0%	8
Rural	109	99.1%	1	0.9%	0	0.0%	110
COUNTY TOTALS	170	99.4%	1	0.6%	0	0.0%	171

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.

©2021 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.