



JOSEPHINE CO EXISTING URBAN HOME SALES - May 1, 2021 through July 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2020 vs Jul 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	55	44	39	18	\$210,000	\$267,000	\$307,500	46.4%	15.2%	\$297,000	\$326,667
Northeast Grants Pass	30	50	39	15	\$190,000	\$239,500	\$319,000	67.9%	33.2%	\$232,000	\$316,250
Southwest Grants Pass	39	45	38	20	\$219,950	\$295,000	\$369,000	67.8%	25.1%	\$324,000	\$369,900
Southeast Grants Pass	36	41	45	21	\$230,000	\$297,250	\$378,000	64.3%	27.2%	\$294,750	\$414,400
Cave Junction	9	11	59	30	\$148,300	\$224,500	\$319,000	115.1%	42.1%	N/A	\$322,000
URBAN TOTALS	169	191	41	19	\$210,000	\$277,500	\$350,000	66.7%	26.1%	\$290,000	\$358,000

JOSEPHINE CO NEW URBAN HOME SALES - May 1, 2021 through July 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2020 vs Jul 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	9	\$253,000	N/A	\$381,095	50.6%	N/A	N/A	N/A
Northeast Grants Pass	3	1	29	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	1	1	N/A	N/A	\$242,900	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	1	3	N/A	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	4	4	51	109	N/A	\$267,450	\$363,000	N/A	35.7%	N/A	N/A
URBAN TOTALS	10	13	46	61	\$243,950	\$296,250	\$379,600	55.6%	28.1%	N/A	N/A

JOSEPHINE CO RURAL HOME SALES - May 1, 2021 through July 31, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2020 vs Jul 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	83	87	47	32	\$265,000	\$378,000	\$494,000	86.4%	30.7%	\$399,750	\$557,500
5 - 10 Acres	45	44	74	24	\$375,000	\$390,000	\$512,513	36.7%	31.4%	\$399,000	\$494,250
Over 10 Acres	25	18	70	57	\$450,000	\$535,000	\$604,000	34.2%	12.9%	\$547,950	\$588,000
RURAL TOTALS	153	149	59	33	\$311,500	\$400,000	\$500,000	60.5%	25.0%	\$406,200	\$525,000

RESIDENTIAL INVENTORY			
Area	Active As Of 07/31/20	Active As Of 07/31/21	% Change
Northwest Grants Pass	33	23	-30.3%
Northeast Grants Pass	20	16	-20.0%
Southwest Grants Pass	10	14	40.0%
Southeast Grants Pass	22	18	-18.2%
Cave Junction	12	10	-16.7%
Rural	104	143	37.5%
COUNTY TOTALS	201	224	11.4%

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 - May 1, 2021 through July 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2020 vs Jul 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Northwest Grants Pass	2	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	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	1	50	N/A	N/A	N/A	N/A	N/A	N/A

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

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	May 1 - Jul 31							May 1 - Jul 31				May 1 - Jul 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	43	97.7%	1	2.3%	0	0.0%	44	19	N/A	N/A	18	\$310,000	N/A	N/A	\$307,500
Northeast Grants Pass	50	100.0%	0	0.0%	0	0.0%	50	15	N/A	N/A	15	\$319,000	N/A	N/A	\$319,000
Southwest Grants Pass	45	100.0%	0	0.0%	0	0.0%	45	20	N/A	N/A	20	\$369,000	N/A	N/A	\$369,000
Southeast Grants Pass	41	100.0%	0	0.0%	0	0.0%	41	21	N/A	N/A	21	\$378,000	N/A	N/A	\$378,000
Cave Junction	11	100.0%	0	0.0%	0	0.0%	11	30	N/A	N/A	30	\$319,000	N/A	N/A	\$319,000
URBAN TOTALS	190	99.5%	1	0.5%	0	0.0%	191	19	N/A	N/A	19	\$351,000	N/A	N/A	\$350,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 07/31/21

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	23	100.0%	0	0.0%	0	0.0%	23
Northeast Grants Pass	16	100.0%	0	0.0%	0	0.0%	16
Southwest Grants Pass	14	100.0%	0	0.0%	0	0.0%	14
Southeast Grants Pass	18	100.0%	0	0.0%	0	0.0%	18
Cave Junction	10	100.0%	0	0.0%	0	0.0%	10
Rural	142	99.3%	1	0.7%	0	0.0%	143
COUNTY TOTALS	223	99.6%	1	0.4%	0	0.0%	224

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.