



**JOSEPHINE CO EXISTING URBAN HOME SALES - August 1, 2021 through October 31, 2021**

| AREA                  | ACTIVITY       |             | DAYS ON MKT    |              | PRICING          |                  |                  |                 |                 |                      |                  |
|-----------------------|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
|                       | Aug 1 - Oct 31 |             | Aug 1 - Oct 31 |              | Aug 1 - Oct 31   |                  |                  |                 |                 | Oct 2020 vs Oct 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 | 68             | 61          | 48             | 21           | \$205,000        | \$332,250        | \$359,950        | 75.6%           | 8.3%            | \$320,450            | \$340,000        |
| Northeast Grants Pass | 36             | 35          | 47             | 23           | \$181,500        | \$306,250        | \$350,000        | 92.8%           | 14.3%           | \$320,000            | \$344,000        |
| Southwest Grants Pass | 39             | 52          | 29             | 25           | \$226,950        | \$315,000        | \$369,000        | 62.6%           | 17.1%           | \$280,625            | \$370,000        |
| Southeast Grants Pass | 52             | 36          | 53             | 19           | \$228,500        | \$318,450        | \$375,750        | 64.4%           | 18.0%           | \$319,900            | \$367,000        |
| Cave Junction         | 11             | 14          | 66             | 14           | \$116,750        | \$210,000        | \$300,000        | 157.0%          | 42.9%           | \$165,000            | \$300,000        |
| <b>URBAN TOTALS</b>   | <b>206</b>     | <b>198</b>  | <b>46</b>      | <b>22</b>    | <b>\$210,000</b> | <b>\$315,000</b> | <b>\$364,000</b> | <b>73.3%</b>    | <b>15.6%</b>    | <b>\$311,000</b>     | <b>\$350,000</b> |

**JOSEPHINE CO NEW URBAN HOME SALES - August 1, 2021 through October 31, 2021**

| AREA                  | ACTIVITY       |             | DAYS ON MKT    |              | PRICING          |                  |                  |                 |                 |                      |            |
|-----------------------|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------|
|                       | Aug 1 - Oct 31 |             | Aug 1 - Oct 31 |              | Aug 1 - Oct 31   |                  |                  |                 |                 | Oct 2020 vs Oct 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 | 10             | 0           | 32             | N/A          | \$165,250        | \$341,796        | N/A              | N/A             | N/A             | N/A                  | N/A        |
| Northeast Grants Pass | 6              | 2           | 104            | N/A          | \$258,700        | \$364,755        | N/A              | N/A             | N/A             | N/A                  | N/A        |
| Southwest Grants Pass | 2              | 1           | N/A            | N/A          | \$254,650        | N/A              | N/A              | N/A             | N/A             | N/A                  | N/A        |
| Southeast Grants Pass | 1              | 0           | N/A            | N/A          | N/A              | N/A              | N/A              | N/A             | N/A             | N/A                  | N/A        |
| Cave Junction         | 3              | 1           | 88             | N/A          | N/A              | N/A              | N/A              | N/A             | N/A             | N/A                  | N/A        |
| <b>URBAN TOTALS</b>   | <b>22</b>      | <b>4</b>    | <b>56</b>      | <b>90</b>    | <b>\$255,000</b> | <b>\$342,000</b> | <b>\$342,000</b> | <b>34.1%</b>    | <b>0.0%</b>     | <b>\$380,509</b>     | <b>N/A</b> |

**JOSEPHINE CO RURAL HOME SALES - August 1, 2021 through October 31, 2021**

| ACREAGE             | ACTIVITY       |             | DAYS ON MKT    |              | PRICING          |                  |                  |                 |                 |                      |                  |
|---------------------|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
|                     | Aug 1 - Oct 31 |             | Aug 1 - Oct 31 |              | Aug 1 - Oct 31   |                  |                  |                 |                 | Oct 2020 vs Oct 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       | 100            | 97          | 48             | 31           | \$299,000        | \$421,500        | \$470,000        | 57.2%           | 11.5%           | \$455,000            | \$464,950        |
| 5 - 10 Acres        | 30             | 39          | 90             | 40           | \$327,500        | \$476,500        | \$625,000        | 90.8%           | 31.2%           | \$487,000            | \$495,000        |
| Over 10 Acres       | 25             | 20          | 86             | 57           | \$435,000        | \$545,000        | \$592,500        | 36.2%           | 8.7%            | \$457,000            | \$460,000        |
| <b>RURAL TOTALS</b> | <b>155</b>     | <b>156</b>  | <b>62</b>      | <b>37</b>    | <b>\$315,000</b> | <b>\$450,000</b> | <b>\$515,000</b> | <b>63.5%</b>    | <b>14.4%</b>    | <b>\$476,500</b>     | <b>\$477,450</b> |

**RESIDENTIAL INVENTORY**

| Area                  | Active As Of 10/31/20 | Active As Of 10/31/21 | % Change     |
|-----------------------|-----------------------|-----------------------|--------------|
| Northwest Grants Pass | 27                    | 33                    | 22.2%        |
| Northeast Grants Pass | 21                    | 18                    | -14.3%       |
| Southwest Grants Pass | 12                    | 13                    | 8.3%         |
| Southeast Grants Pass | 15                    | 30                    | 100.0%       |
| Cave Junction         | 14                    | 10                    | -28.6%       |
| Rural                 | 97                    | 181                   | 86.6%        |
| <b>COUNTY TOTALS</b>  | <b>186</b>            | <b>285</b>            | <b>53.2%</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 - August 1, 2021 through October 31, 2021**

| AREA                  | ACTIVITY       |             | DAYS ON MKT    |              | PRICING        |                |                 |                      |            |
|-----------------------|----------------|-------------|----------------|--------------|----------------|----------------|-----------------|----------------------|------------|
|                       | Aug 1 - Oct 31 |             | Aug 1 - Oct 31 |              | Aug 1 - Oct 31 |                |                 | Oct 2020 vs Oct 2021 |            |
|                       | # Sold 2020    | # Sold 2021 | Average 2020   | Average 2021 | Median \$ 2020 | Median \$ 2021 | 1-year % Change | Median \$            | Median \$  |
| Northwest Grants Pass | 0              | 0           | N/A            | N/A          | N/A            | 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        |
| Southwest Grants Pass | 0              | 0           | N/A            | N/A          | N/A            | N/A            | N/A             | N/A                  | N/A        |
| Southeast Grants Pass | 1              | 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        |
| <b>URBAN TOTALS</b>   | <b>1</b>       | <b>1</b>    | <b>N/A</b>     | <b>N/A</b>   | <b>N/A</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 - August 1, 2021 through October 31, 2021**

| AREA                  | CLOSED TRANSACTIONS |              |          |             |          |             |            | AVERAGE DAYS ON MARKET |            |            |           | MEDIAN PRICING   |            |            |                  |
|-----------------------|---------------------|--------------|----------|-------------|----------|-------------|------------|------------------------|------------|------------|-----------|------------------|------------|------------|------------------|
|                       | Aug 1 - Oct 31      |              |          |             |          |             |            | Aug 1 - Oct 31         |            |            |           | Aug 1 - Oct 31   |            |            |                  |
|                       | Standard            | Standard %   | REO      | REO %       | Short    | Short %     | All        | Standard               | REO        | Short      | All       | Standard         | REO        | Short      | All              |
| Northwest Grants Pass | 61                  | 100.0%       | 0        | 0.0%        | 0        | 0.0%        | 61         | 21                     | N/A        | N/A        | 21        | \$359,950        | N/A        | N/A        | <b>\$359,950</b> |
| Northeast Grants Pass | 34                  | 97.1%        | 1        | 2.9%        | 0        | 0.0%        | 35         | 23                     | N/A        | N/A        | 23        | \$355,000        | N/A        | N/A        | <b>\$350,000</b> |
| Southwest Grants Pass | 52                  | 100.0%       | 0        | 0.0%        | 0        | 0.0%        | 52         | 25                     | N/A        | N/A        | 25        | \$369,000        | N/A        | N/A        | <b>\$369,000</b> |
| Southeast Grants Pass | 36                  | 100.0%       | 0        | 0.0%        | 0        | 0.0%        | 36         | 19                     | N/A        | N/A        | 19        | \$375,750        | N/A        | N/A        | <b>\$375,750</b> |
| Cave Junction         | 14                  | 100.0%       | 0        | 0.0%        | 0        | 0.0%        | 14         | 14                     | N/A        | N/A        | 14        | \$300,000        | N/A        | N/A        | <b>\$300,000</b> |
| <b>URBAN TOTALS</b>   | <b>197</b>          | <b>99.5%</b> | <b>1</b> | <b>0.5%</b> | <b>0</b> | <b>0.0%</b> | <b>198</b> | <b>22</b>              | <b>N/A</b> | <b>N/A</b> | <b>22</b> | <b>\$365,000</b> | <b>N/A</b> | <b>N/A</b> | <b>\$364,000</b> |

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 10/31/21**

| AREA                  | Standard   | Standard %   | REO      | REO %       | Short    | Short %     | All        |
|-----------------------|------------|--------------|----------|-------------|----------|-------------|------------|
| Northwest Grants Pass | 33         | 100.0%       | 0        | 0.0%        | 0        | 0.0%        | 33         |
| Northeast Grants Pass | 18         | 100.0%       | 0        | 0.0%        | 0        | 0.0%        | 18         |
| Southwest Grants Pass | 12         | 100.0%       | 0        | 0.0%        | 0        | 0.0%        | 12         |
| Southeast Grants Pass | 30         | 100.0%       | 0        | 0.0%        | 0        | 0.0%        | 30         |
| Cave Junction         | 10         | 100.0%       | 0        | 0.0%        | 0        | 0.0%        | 10         |
| Rural                 | 180        | 99.4%        | 1        | 0.6%        | 0        | 0.0%        | 181        |
| <b>COUNTY TOTALS</b>  | <b>283</b> | <b>99.6%</b> | <b>1</b> | <b>0.4%</b> | <b>0</b> | <b>0.0%</b> | <b>284</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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