



JOSEPHINE CO EXISTING URBAN HOME SALES - November 1, 2021 through January 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2021 vs Jan 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	56	55	46	26	\$190,000	\$328,950	\$360,000	89.5%	9.4%	\$331,500	\$395,000
Northeast Grants Pass	34	48	36	39	\$227,500	\$322,500	\$335,000	47.3%	3.9%	\$288,000	\$352,500
Southwest Grants Pass	30	42	19	31	\$234,250	\$327,000	\$378,750	61.7%	15.8%	\$335,000	\$371,750
Southeast Grants Pass	33	36	25	43	\$234,900	\$349,900	\$380,500	62.0%	8.7%	\$342,500	\$402,500
Cave Junction	17	8	32	66	\$152,500	\$225,000	\$315,500	106.9%	40.2%	\$226,000	N/A
URBAN TOTALS	170	189	34	35	\$220,000	\$322,500	\$365,000	65.9%	13.2%	\$330,000	\$375,000

JOSEPHINE CO NEW URBAN HOME SALES - November 1, 2021 through January 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2021 vs Jan 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	1	17	N/A	N/A	\$396,200	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	1	2	N/A	N/A	\$289,450	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	6	1	1	N/A	\$317,500	\$377,639	N/A	N/A	N/A	N/A	N/A
Cave Junction	4	1	22	N/A	N/A	\$285,643	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	15	7	22	38	\$263,625	\$369,900	\$392,900	49.0%	6.2%	N/A	N/A

JOSEPHINE CO RURAL HOME SALES - November 1, 2021 through January 31, 2022

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2021 vs Jan 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	76	80	38	49	\$315,000	\$413,500	\$456,450	44.9%	10.4%	\$469,000	\$470,950
5 - 10 Acres	31	27	62	80	\$341,750	\$557,500	\$510,000	49.2%	-8.5%	\$528,500	\$395,000
Over 10 Acres	17	11	76	45	\$435,000	\$685,000	\$605,000	39.1%	-11.7%	\$745,000	\$590,000
RURAL TOTALS	124	118	49	56	\$327,750	\$469,500	\$485,500	48.1%	3.4%	\$492,000	\$484,000

RESIDENTIAL INVENTORY

Area	Active As Of 01/31/21	Active As Of 01/31/22	% Change
Northwest Grants Pass	10	13	30.0%
Northeast Grants Pass	8	12	50.0%
Southwest Grants Pass	9	12	33.3%
Southeast Grants Pass	5	11	120.0%
Cave Junction	7	11	57.1%
Rural	75	135	80.0%
COUNTY TOTALS	114	194	70.2%

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 rogu valleyrealtors.org.

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JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - November 1, 2021 through January 31, 2022									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2021 vs Jan 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2021	Median \$ 2022	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	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	3	0	12	N/A	N/A	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2021 through January 31, 2022															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	55	100.0%	0	0.0%	0	0.0%	55	26	N/A	N/A	26	\$360,000	N/A	N/A	\$360,000
Northeast Grants Pass	48	100.0%	0	0.0%	0	0.0%	48	39	N/A	N/A	39	\$335,000	N/A	N/A	\$335,000
Southwest Grants Pass	42	100.0%	0	0.0%	0	0.0%	42	31	N/A	N/A	31	\$378,750	N/A	N/A	\$378,750
Southeast Grants Pass	36	100.0%	0	0.0%	0	0.0%	36	43	N/A	N/A	43	\$380,500	N/A	N/A	\$380,500
Cave Junction	8	100.0%	0	0.0%	0	0.0%	8	66	N/A	N/A	66	\$315,500	N/A	N/A	\$315,500
URBAN TOTALS	189	100.0%	0	0.0%	0	0.0%	189	35	N/A	N/A	35	\$365,000	N/A	N/A	\$365,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 01/31/22							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	13	100.0%	0	0.0%	0	0.0%	13
Northeast Grants Pass	12	100.0%	0	0.0%	0	0.0%	12
Southwest Grants Pass	12	100.0%	0	0.0%	0	0.0%	12
Southeast Grants Pass	11	100.0%	0	0.0%	0	0.0%	11
Cave Junction	11	100.0%	0	0.0%	0	0.0%	11
Rural	134	99.3%	1	0.7%	0	0.0%	135
COUNTY TOTALS	193	99.5%	1	0.5%	0	0.0%	194

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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