



**JOSEPHINE CO EXISTING URBAN HOME SALES - December 1, 2020 through February 28, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2020 vs Feb 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	47	54	43	39	\$185,000	\$245,000	\$328,950	77.8%	34.3%	\$275,000	\$292,250
Northeast Grants Pass	30	34	55	41	\$178,000	\$234,000	\$316,500	77.8%	35.3%	\$235,000	\$295,000
Southwest Grants Pass	32	31	74	28	\$220,000	\$289,250	\$330,000	50.0%	14.1%	\$283,900	\$335,000
Southeast Grants Pass	28	28	84	20	\$228,000	\$290,000	\$342,500	50.2%	18.1%	\$262,000	\$300,500
Cave Junction	9	17	86	20	\$137,000	\$170,000	\$233,000	70.1%	37.1%	N/A	\$248,000
<b>URBAN TOTALS</b>	<b>146</b>	<b>164</b>	<b>63</b>	<b>32</b>	<b>\$209,700</b>	<b>\$261,000</b>	<b>\$323,000</b>	<b>54.0%</b>	<b>23.8%</b>	<b>\$269,000</b>	<b>\$295,250</b>

**JOSEPHINE CO NEW URBAN HOME SALES - December 1, 2020 through February 28, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2020 vs Feb 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	0	3	N/A	1	N/A	N/A	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	1	0	N/A	N/A	\$238,950	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	5	5	102	1	\$327,000	\$435,000	\$380,000	16.2%	-12.6%	N/A	N/A
Cave Junction	6	5	54	11	N/A	\$249,400	\$290,900	N/A	16.6%	N/A	N/A
<b>URBAN TOTALS</b>	<b>13</b>	<b>14</b>	<b>74</b>	<b>17</b>	<b>\$244,450</b>	<b>\$295,000</b>	<b>\$358,639</b>	<b>46.7%</b>	<b>21.6%</b>	<b>N/A</b>	<b>\$299,821</b>

**JOSEPHINE CO RURAL HOME SALES - December 1, 2020 through February 28, 2021**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2020 vs Feb 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	61	72	80	30	\$269,900	\$315,000	\$402,500	49.1%	27.8%	\$332,650	\$370,650
5 - 10 Acres	31	34	112	73	\$310,000	\$413,000	\$553,750	78.6%	34.1%	\$422,500	\$560,000
Over 10 Acres	14	15	189	87	\$320,000	\$589,950	\$650,000	103.1%	10.2%	\$599,900	\$575,000
<b>RURAL TOTALS</b>	<b>106</b>	<b>121</b>	<b>104</b>	<b>49</b>	<b>\$280,500</b>	<b>\$376,500</b>	<b>\$450,000</b>	<b>60.4%</b>	<b>19.5%</b>	<b>\$418,000</b>	<b>\$430,000</b>

**RESIDENTIAL INVENTORY**

Area	Active As Of 02/29/20	Active As Of 02/28/21	% Change
Northwest Grants Pass	36	3	-91.7%
Northeast Grants Pass	21	5	-76.2%
Southwest Grants Pass	13	12	-7.7%
Southeast Grants Pass	19	11	-42.1%
Cave Junction	13	8	-38.5%
Rural	140	49	-65.0%
<b>COUNTY TOTALS</b>	<b>242</b>	<b>88</b>	<b>-63.6%</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 - December 1, 2020 through February 28, 2021									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28			Feb 2020 vs Feb 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Northwest Grants Pass	3	1	17	N/A	N/A	N/A	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
Southwest Grants Pass	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	3	0	88	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>9</b>	<b>3</b>	<b>51</b>	<b>17</b>	<b>\$167,500</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 - December 1, 2020 through February 28, 2021															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 28							Dec 1 - Feb 28				Dec 1 - Feb 28			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	53	98.1%	1	1.9%	0	0.0%	<b>54</b>	39	N/A	N/A	<b>39</b>	\$329,900	N/A	N/A	<b>\$328,950</b>
Northeast Grants Pass	34	100.0%	0	0.0%	0	0.0%	<b>34</b>	41	N/A	N/A	<b>41</b>	\$316,500	N/A	N/A	<b>\$316,500</b>
Southwest Grants Pass	30	96.8%	1	3.2%	0	0.0%	<b>31</b>	28	N/A	N/A	<b>28</b>	\$330,000	N/A	N/A	<b>\$330,000</b>
Southeast Grants Pass	28	100.0%	0	0.0%	0	0.0%	<b>28</b>	20	N/A	N/A	<b>20</b>	\$342,500	N/A	N/A	<b>\$342,500</b>
Cave Junction	16	94.1%	1	5.9%	0	0.0%	<b>17</b>	20	N/A	N/A	<b>20</b>	\$236,450	N/A	N/A	<b>\$233,000</b>
<b>URBAN TOTALS</b>	<b>161</b>	<b>98.2%</b>	<b>3</b>	<b>1.8%</b>	<b>0</b>	<b>0.0%</b>	<b>164</b>	<b>32</b>	<b>N/A</b>	<b>N/A</b>	<b>32</b>	<b>\$323,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$323,000</b>

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 02/28/21							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	3	100.0%	0	0.0%	0	0.0%	<b>3</b>
Northeast Grants Pass	5	100.0%	0	0.0%	0	0.0%	<b>5</b>
Southwest Grants Pass	12	100.0%	0	0.0%	0	0.0%	<b>12</b>
Southeast Grants Pass	11	100.0%	0	0.0%	0	0.0%	<b>11</b>
Cave Junction	8	100.0%	0	0.0%	0	0.0%	<b>8</b>
Rural	48	98.0%	0	0.0%	1	2.0%	<b>49</b>
<b>COUNTY TOTALS</b>	<b>87</b>	<b>98.9%</b>	<b>0</b>	<b>0.0%</b>	<b>1</b>	<b>1.1%</b>	<b>88</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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