



**JOSEPHINE CO EXISTING URBAN HOME SALES - February 1, 2021 through April 30, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2020 vs Apr 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	38	47	42	18	\$195,000	\$242,795	\$305,000	56.4%	25.6%	\$240,000	\$319,000
Northeast Grants Pass	26	40	37	25	\$183,000	\$264,500	\$281,000	53.6%	6.2%	\$269,000	\$287,000
Southwest Grants Pass	35	40	31	23	\$211,000	\$280,500	\$347,750	64.8%	24.0%	\$268,450	\$342,000
Southeast Grants Pass	29	31	39	15	\$232,500	\$290,000	\$357,500	53.8%	23.3%	\$270,000	\$364,000
Cave Junction	10	15	39	42	\$139,500	\$179,750	\$269,000	92.8%	49.7%	\$195,000	N/A
<b>URBAN TOTALS</b>	<b>138</b>	<b>173</b>	<b>38</b>	<b>22</b>	<b>\$197,000</b>	<b>\$269,500</b>	<b>\$320,000</b>	<b>62.4%</b>	<b>18.7%</b>	<b>\$252,500</b>	<b>\$330,500</b>

**JOSEPHINE CO NEW URBAN HOME SALES - February 1, 2021 through April 30, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2020 vs Apr 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	5	N/A	28	N/A	N/A	\$303,400	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	2	0	N/A	N/A	\$242,500	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	7	4	25	46	N/A	\$283,650	\$290,400	N/A	2.4%	\$283,650	N/A
<b>URBAN TOTALS</b>	<b>12</b>	<b>10</b>	<b>29</b>	<b>33</b>	<b>\$242,500</b>	<b>\$310,750</b>	<b>\$301,850</b>	<b>24.5%</b>	<b>-2.9%</b>	<b>\$304,728</b>	<b>N/A</b>

**JOSEPHINE CO RURAL HOME SALES - February 1, 2021 through April 30, 2021**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2020 vs Apr 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	51	83	84	33	\$275,000	\$360,000	\$419,000	52.4%	16.4%	\$390,000	\$427,000
5 - 10 Acres	30	46	112	68	\$306,000	\$395,000	\$506,200	65.4%	28.2%	\$394,500	\$455,000
Over 10 Acres	23	15	171	91	\$324,000	\$520,000	\$575,000	77.5%	10.6%	\$527,500	\$787,950
<b>RURAL TOTALS</b>	<b>104</b>	<b>144</b>	<b>111</b>	<b>50</b>	<b>\$289,000</b>	<b>\$408,250</b>	<b>\$438,000</b>	<b>51.6%</b>	<b>7.3%</b>	<b>\$400,000</b>	<b>\$435,000</b>

**RESIDENTIAL INVENTORY**

Area	Active As Of 04/30/20	Active As Of 04/30/21	% Change
Northwest Grants Pass	37	9	-75.7%
Northeast Grants Pass	29	8	-72.4%
Southwest Grants Pass	12	8	-33.3%
Southeast Grants Pass	20	10	-50.0%
Cave Junction	17	4	-76.5%
Rural	153	78	-49.0%
<b>COUNTY TOTALS</b>	<b>268</b>	<b>117</b>	<b>-56.3%</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 - February 1, 2021 through April 30, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2020 vs Apr 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	1	0	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	4	0	68	N/A	\$239,025	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>6</b>	<b>1</b>	<b>51</b>	<b>N/A</b>	<b>\$239,025</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 - February 1, 2021 through April 30, 2021**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	46	97.9%	1	2.1%	0	0.0%	47	18	N/A	N/A	18	\$305,550	N/A	N/A	\$305,000
Northeast Grants Pass	40	100.0%	0	0.0%	0	0.0%	40	25	N/A	N/A	25	\$281,000	N/A	N/A	\$281,000
Southwest Grants Pass	40	100.0%	0	0.0%	0	0.0%	40	23	N/A	N/A	23	\$347,750	N/A	N/A	\$347,750
Southeast Grants Pass	31	100.0%	0	0.0%	0	0.0%	31	15	N/A	N/A	15	\$357,500	N/A	N/A	\$357,500
Cave Junction	15	100.0%	0	0.0%	0	0.0%	15	42	N/A	N/A	42	\$269,000	N/A	N/A	\$269,000
<b>URBAN TOTALS</b>	<b>172</b>	<b>99.4%</b>	<b>1</b>	<b>0.6%</b>	<b>0</b>	<b>0.0%</b>	<b>173</b>	<b>22</b>	<b>N/A</b>	<b>N/A</b>	<b>22</b>	<b>\$320,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$320,000</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 04/30/21**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	9	100.0%	0	0.0%	0	0.0%	9
Northeast Grants Pass	8	100.0%	0	0.0%	0	0.0%	8
Southwest Grants Pass	8	100.0%	0	0.0%	0	0.0%	8
Southeast Grants Pass	10	100.0%	0	0.0%	0	0.0%	10
Cave Junction	4	100.0%	0	0.0%	0	0.0%	4
Rural	76	97.4%	1	1.3%	1	1.3%	78
<b>COUNTY TOTALS</b>	<b>115</b>	<b>98.3%</b>	<b>1</b>	<b>0.9%</b>	<b>1</b>	<b>0.9%</b>	<b>117</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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