



JOSEPHINE CO EXISTING URBAN HOME SALES - March 1, 2021 through May 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2020 vs May 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	37	50	57	21	\$180,000	\$240,000	\$305,000	69.4%	27.1%	\$252,450	\$285,000
Northeast Grants Pass	27	47	44	19	\$187,700	\$274,900	\$309,000	64.6%	12.4%	\$269,500	\$382,000
Southwest Grants Pass	36	41	30	16	\$211,750	\$282,750	\$351,000	65.8%	24.1%	\$302,450	\$375,450
Southeast Grants Pass	29	37	39	18	\$231,750	\$290,000	\$360,000	55.3%	24.1%	\$287,475	\$382,500
Cave Junction	11	13	35	46	\$149,150	\$194,000	\$275,000	84.4%	41.8%	N/A	N/A
<b>URBAN TOTALS</b>	<b>140</b>	<b>188</b>	<b>42</b>	<b>21</b>	<b>\$197,500</b>	<b>\$274,950</b>	<b>\$330,250</b>	<b>67.2%</b>	<b>20.1%</b>	<b>\$275,750</b>	<b>\$343,000</b>

JOSEPHINE CO NEW URBAN HOME SALES - March 1, 2021 through May 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2020 vs May 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	6	N/A	28	N/A	N/A	\$342,682	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	N/A	N/A
Southwest Grants Pass	2	0	N/A	N/A	\$242,750	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	N/A	N/A
Cave Junction	7	3	25	115	N/A	\$283,650	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>10</b>	<b>10</b>	<b>35</b>	<b>52</b>	<b>\$244,900</b>	<b>\$309,989</b>	<b>\$342,682</b>	<b>39.9%</b>	<b>10.5%</b>	<b>N/A</b>	<b>\$352,189</b>

JOSEPHINE CO RURAL HOME SALES - March 1, 2021 through May 31, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2020 vs May 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	55	90	76	36	\$274,950	\$375,000	\$435,500	58.4%	16.1%	\$382,500	\$455,000
5 - 10 Acres	33	43	82	49	\$330,000	\$370,000	\$500,000	51.5%	35.1%	\$345,000	\$555,000
Over 10 Acres	28	16	137	68	\$323,000	\$512,150	\$575,500	78.2%	12.4%	\$447,500	\$730,000
<b>RURAL TOTALS</b>	<b>116</b>	<b>149</b>	<b>93</b>	<b>43</b>	<b>\$285,000</b>	<b>\$400,000</b>	<b>\$461,000</b>	<b>61.8%</b>	<b>15.3%</b>	<b>\$399,000</b>	<b>\$480,000</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 05/31/20	Active As Of 05/31/21	% Change
Northwest Grants Pass	40	15	-62.5%
Northeast Grants Pass	23	5	-78.3%
Southwest Grants Pass	15	11	-26.7%
Southeast Grants Pass	27	10	-63.0%
Cave Junction	14	8	-42.9%
Rural	140	98	-30.0%
<b>COUNTY TOTALS</b>	<b>259</b>	<b>147</b>	<b>-43.2%</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 - March 1, 2021 through May 31, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2020 vs May 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	3	0	28	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>5</b>	<b>1</b>	<b>44</b>	<b>N/A</b>	<b>\$267,000</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 - March 1, 2021 through May 31, 2021**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Mar 1 - May 31							Mar 1 - May 31				Mar 1 - May 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	49	98.0%	1	2.0%	0	0.0%	50	21	N/A	N/A	21	\$305,000	N/A	N/A	\$305,000
Northeast Grants Pass	47	100.0%	0	0.0%	0	0.0%	47	19	N/A	N/A	19	\$309,000	N/A	N/A	\$309,000
Southwest Grants Pass	41	100.0%	0	0.0%	0	0.0%	41	16	N/A	N/A	16	\$351,000	N/A	N/A	\$351,000
Southeast Grants Pass	37	100.0%	0	0.0%	0	0.0%	37	18	N/A	N/A	18	\$360,000	N/A	N/A	\$360,000
Cave Junction	13	100.0%	0	0.0%	0	0.0%	13	46	N/A	N/A	46	\$275,000	N/A	N/A	\$275,000
<b>URBAN TOTALS</b>	<b>187</b>	<b>99.5%</b>	<b>1</b>	<b>0.5%</b>	<b>0</b>	<b>0.0%</b>	<b>188</b>	<b>21</b>	<b>N/A</b>	<b>N/A</b>	<b>21</b>	<b>\$330,500</b>	<b>N/A</b>	<b>N/A</b>	<b>\$330,250</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 05/31/21**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	15	100.0%	0	0.0%	0	0.0%	15
Northeast Grants Pass	5	100.0%	0	0.0%	0	0.0%	5
Southwest Grants Pass	11	100.0%	0	0.0%	0	0.0%	11
Southeast Grants Pass	10	100.0%	0	0.0%	0	0.0%	10
Cave Junction	8	100.0%	0	0.0%	0	0.0%	8
Rural	96	98.0%	1	1.0%	1	1.0%	98
<b>COUNTY TOTALS</b>	<b>145</b>	<b>98.6%</b>	<b>1</b>	<b>0.7%</b>	<b>1</b>	<b>0.7%</b>	<b>147</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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