



JOSEPHINE CO EXISTING URBAN HOME SALES - June 1, 2021 through August 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2020 vs Aug 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	56	48	29	16	\$219,950	\$275,000	\$346,667	57.6%	26.1%	\$350,000	\$348,788
Northeast Grants Pass	31	43	51	13	\$184,000	\$249,000	\$310,000	68.5%	24.5%	\$303,000	\$360,000
Southwest Grants Pass	41	48	33	16	\$220,500	\$307,400	\$365,800	65.9%	19.0%	\$318,003	\$360,000
Southeast Grants Pass	41	42	56	21	\$226,000	\$305,000	\$376,500	66.6%	23.4%	\$312,400	\$377,500
Cave Junction	11	12	68	27	\$161,500	\$240,000	\$301,000	86.4%	25.4%	\$282,500	N/A
URBAN TOTALS	180	193	42	17	\$215,000	\$289,500	\$358,000	66.5%	23.7%	\$312,400	\$359,950

JOSEPHINE CO NEW URBAN HOME SALES - June 1, 2021 through August 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2020 vs Aug 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	4	1	61	N/A	N/A	\$378,450	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	4	2	49	N/A	\$259,900	\$342,000	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	3	2	16	N/A	\$242,900	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	1	3	N/A	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	6	2	63	N/A	N/A	\$282,450	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	18	10	52	83	\$254,650	\$328,573	\$379,750	49.1%	15.6%	\$364,450	N/A

JOSEPHINE CO RURAL HOME SALES - June 1, 2021 through August 31, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2020 vs Aug 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	102	45	25	\$276,000	\$387,000	\$522,500	89.3%	35.0%	\$399,500	\$507,000
5 - 10 Acres	45	42	96	35	\$385,000	\$418,300	\$512,763	33.2%	22.6%	\$499,900	\$567,500
Over 10 Acres	26	21	65	58	\$474,950	\$527,500	\$699,000	47.2%	32.5%	\$485,000	\$751,000
RURAL TOTALS	171	165	62	32	\$339,000	\$424,000	\$525,000	54.9%	23.8%	\$457,000	\$535,000

RESIDENTIAL INVENTORY			
Area	Active As Of 08/31/20	Active As Of 08/31/21	% Change
Northwest Grants Pass	23	27	17.4%
Northeast Grants Pass	22	21	-4.5%
Southwest Grants Pass	8	19	137.5%
Southeast Grants Pass	19	17	-10.5%
Cave Junction	11	10	-9.1%
Rural	96	173	80.2%
COUNTY TOTALS	179	267	49.2%

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 roguvalleyrealtors.org.

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JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - June 1, 2021 through August 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2020 vs Aug 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Northwest Grants Pass	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	0	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	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
URBAN TOTALS	3	0	28	N/A	N/A	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2021 through August 31, 2021

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jun 1 - Aug 31							Jun 1 - Aug 31				Jun 1 - Aug 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	48	100.0%	0	0.0%	0	0.0%	48	16	N/A	N/A	16	\$346,667	N/A	N/A	\$346,667
Northeast Grants Pass	43	100.0%	0	0.0%	0	0.0%	43	13	N/A	N/A	13	\$310,000	N/A	N/A	\$310,000
Southwest Grants Pass	48	100.0%	0	0.0%	0	0.0%	48	16	N/A	N/A	16	\$365,800	N/A	N/A	\$365,800
Southeast Grants Pass	42	100.0%	0	0.0%	0	0.0%	42	21	N/A	N/A	21	\$376,500	N/A	N/A	\$376,500
Cave Junction	12	100.0%	0	0.0%	0	0.0%	12	27	N/A	N/A	27	\$301,000	N/A	N/A	\$301,000
URBAN TOTALS	193	100.0%	0	0.0%	0	0.0%	193	17	N/A	N/A	17	\$358,000	N/A	N/A	\$358,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 08/31/21

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	27	100.0%	0	0.0%	0	0.0%	27
Northeast Grants Pass	21	100.0%	0	0.0%	0	0.0%	21
Southwest Grants Pass	19	100.0%	0	0.0%	0	0.0%	19
Southeast Grants Pass	17	100.0%	0	0.0%	0	0.0%	17
Cave Junction	10	100.0%	0	0.0%	0	0.0%	10
Rural	173	100.0%	0	0.0%	0	0.0%	173
COUNTY TOTALS	267	100.0%	0	0.0%	0	0.0%	267

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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