



JOSEPHINE CO EXISTING URBAN HOME SALES - July 1, 2021 through September 30, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2020 vs Sep 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	58	54	40	19	\$202,000	\$321,750	\$359,975	78.2%	11.9%	\$343,000	\$367,500
Northeast Grants Pass	32	40	50	14	\$177,000	\$285,500	\$359,000	102.8%	25.7%	\$304,500	\$435,000
Southwest Grants Pass	44	47	35	25	\$225,000	\$322,000	\$369,000	64.0%	14.6%	\$331,900	\$369,000
Southeast Grants Pass	55	36	50	20	\$221,750	\$299,500	\$384,000	73.2%	28.2%	\$299,000	\$390,000
Cave Junction	10	15	62	24	\$159,000	\$227,500	\$302,000	89.9%	32.7%	N/A	\$315,000
URBAN TOTALS	199	192	44	20	\$205,000	\$305,000	\$365,000	78.0%	19.7%	\$317,500	\$371,160

JOSEPHINE CO NEW URBAN HOME SALES - July 1, 2021 through September 30, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2020 vs Sep 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	8	1	40	N/A	\$168,000	\$391,746	N/A	N/A	N/A	\$353,592	N/A
Northeast Grants Pass	4	2	81	N/A	\$257,500	\$330,000	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	3	1	16	N/A	\$249,775	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	3	2	88	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	20	6	51	113	\$248,000	\$330,073	\$365,000	47.2%	10.6%	\$330,000	N/A

JOSEPHINE CO RURAL HOME SALES - July 1, 2021 through September 30, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2020 vs Sep 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	103	107	51	30	\$275,000	\$400,000	\$525,000	90.9%	31.3%	\$410,000	\$430,000
5 - 10 Acres	39	33	89	40	\$382,000	\$418,300	\$545,000	42.7%	30.3%	\$400,000	\$639,500
Over 10 Acres	26	20	89	50	\$497,500	\$552,500	\$687,000	38.1%	24.3%	\$756,000	\$675,000
RURAL TOTALS	168	160	66	35	\$318,113	\$430,000	\$530,000	66.6%	23.3%	\$424,500	\$514,350

RESIDENTIAL INVENTORY			
Area	Active As Of 09/30/20	Active As Of 09/30/21	% Change
Northwest Grants Pass	30	31	3.3%
Northeast Grants Pass	22	25	13.6%
Southwest Grants Pass	10	16	60.0%
Southeast Grants Pass	14	21	50.0%
Cave Junction	12	5	-58.3%
Rural	96	168	75.0%
COUNTY TOTALS	184	266	44.6%

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 - July 1, 2021 through September 30, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30			Sep 2020 vs Sep 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	0	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	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - July 1, 2021 through September 30, 2021

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jul 1 - Sep 30							Jul 1 - Sep 30				Jul 1 - Sep 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	54	100.0%	0	0.0%	0	0.0%	54	19	N/A	N/A	19	\$359,975	N/A	N/A	\$359,975
Northeast Grants Pass	40	100.0%	0	0.0%	0	0.0%	40	14	N/A	N/A	14	\$359,000	N/A	N/A	\$359,000
Southwest Grants Pass	47	100.0%	0	0.0%	0	0.0%	47	25	N/A	N/A	25	\$369,000	N/A	N/A	\$369,000
Southeast Grants Pass	36	100.0%	0	0.0%	0	0.0%	36	20	N/A	N/A	20	\$384,000	N/A	N/A	\$384,000
Cave Junction	15	100.0%	0	0.0%	0	0.0%	15	24	N/A	N/A	24	\$302,000	N/A	N/A	\$302,000
URBAN TOTALS	192	100.0%	0	0.0%	0	0.0%	192	20	N/A	N/A	20	\$365,000	N/A	N/A	\$365,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 09/30/21

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	31	100.0%	0	0.0%	0	0.0%	31
Northeast Grants Pass	25	100.0%	0	0.0%	0	0.0%	25
Southwest Grants Pass	16	100.0%	0	0.0%	0	0.0%	16
Southeast Grants Pass	21	100.0%	0	0.0%	0	0.0%	21
Cave Junction	5	100.0%	0	0.0%	0	0.0%	5
Rural	168	100.0%	0	0.0%	0	0.0%	168
COUNTY TOTALS	266	100.0%	0	0.0%	0	0.0%	266

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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