



JOSEPHINE CO EXISTING URBAN HOME SALES - September 1, 2021 through November 30, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2020 vs Nov 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	71	56	50	20	\$199,000	\$319,000	\$359,475	80.6%	12.7%	\$299,500	\$322,000
Northeast Grants Pass	34	41	31	27	\$209,000	\$313,500	\$342,000	63.6%	9.1%	\$312,500	\$305,000
Southwest Grants Pass	32	57	25	27	\$229,500	\$315,750	\$370,000	61.2%	17.2%	\$318,625	\$374,750
Southeast Grants Pass	49	32	34	19	\$234,167	\$319,900	\$373,910	59.7%	16.9%	\$349,900	\$388,000
Cave Junction	11	13	71	22	\$120,875	\$200,970	\$300,000	148.2%	49.3%	\$200,970	N/A
URBAN TOTALS	197	199	40	24	\$210,000	\$313,000	\$365,000	73.8%	16.6%	\$299,000	\$359,900

JOSEPHINE CO NEW URBAN HOME SALES - September 1, 2021 through November 30, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2020 vs Nov 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	10	3	21	24	\$168,000	\$341,796	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	6	2	109	N/A	N/A	\$427,755	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	0	1	N/A	N/A	\$245,000	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	2	1	N/A	N/A	\$360,000	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	3	1	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	21	8	50	34	\$246,500	\$335,000	\$367,450	49.1%	9.7%	\$353,000	\$415,000

JOSEPHINE CO RURAL HOME SALES - September 1, 2021 through November 30, 2021

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2020 vs Nov 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	90	82	48	35	\$302,500	\$421,500	\$464,950	53.7%	10.3%	\$388,500	\$486,000
5 - 10 Acres	31	38	57	38	\$315,000	\$479,000	\$547,500	73.8%	14.3%	\$597,500	\$501,000
Over 10 Acres	19	20	81	64	\$573,750	\$685,000	\$592,500	3.3%	-13.5%	\$685,000	\$625,000
RURAL TOTALS	140	140	55	40	\$312,500	\$453,750	\$505,000	61.6%	11.3%	\$455,450	\$501,000

RESIDENTIAL INVENTORY

Area	Active As Of 11/30/20	Active As Of 11/30/21	% Change
Northwest Grants Pass	22	21	-4.5%
Northeast Grants Pass	18	15	-16.7%
Southwest Grants Pass	8	13	62.5%
Southeast Grants Pass	10	17	70.0%
Cave Junction	12	10	-16.7%
Rural	91	157	72.5%
COUNTY TOTALS	161	233	44.7%

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 rogu valleyrealtors.org.

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JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - September 1, 2021 through November 30, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30			Nov 2020 vs Nov 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Northwest Grants Pass	0	0	N/A	N/A	N/A	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
Southwest Grants Pass	0	0	N/A	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
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Sep 1 - Nov 30							Sep 1 - Nov 30				Sep 1 - Nov 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	56	100.0%	0	0.0%	0	0.0%	56	20	N/A	N/A	20	\$359,475	N/A	N/A	\$359,475
Northeast Grants Pass	40	97.6%	1	2.4%	0	0.0%	41	28	N/A	N/A	27	\$342,500	N/A	N/A	\$342,000
Southwest Grants Pass	57	100.0%	0	0.0%	0	0.0%	57	27	N/A	N/A	27	\$370,000	N/A	N/A	\$370,000
Southeast Grants Pass	32	100.0%	0	0.0%	0	0.0%	32	19	N/A	N/A	19	\$373,910	N/A	N/A	\$373,910
Cave Junction	13	100.0%	0	0.0%	0	0.0%	13	22	N/A	N/A	22	\$300,000	N/A	N/A	\$300,000
URBAN TOTALS	198	99.5%	1	0.5%	0	0.0%	199	24	N/A	N/A	24	\$365,000	N/A	N/A	\$365,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 11/30/21

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	21	100.0%	0	0.0%	0	0.0%	21
Northeast Grants Pass	15	100.0%	0	0.0%	0	0.0%	15
Southwest Grants Pass	13	100.0%	0	0.0%	0	0.0%	13
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	157	100.0%	0	0.0%	0	0.0%	157
COUNTY TOTALS	233	100.0%	0	0.0%	0	0.0%	233

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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