



JOSEPHINE CO EXISTING URBAN HOME SALES - October 1, 2021 through December 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2020 vs Dec 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	68	63	50	23	\$190,000	\$325,000	\$340,000	78.9%	4.6%	\$339,200	\$335,500
Northeast Grants Pass	40	47	37	35	\$227,500	\$324,000	\$325,000	42.9%	0.3%	\$323,000	\$322,500
Southwest Grants Pass	37	49	23	25	\$224,950	\$310,000	\$377,500	67.8%	21.8%	\$322,500	\$415,000
Southeast Grants Pass	39	38	27	33	\$235,600	\$349,900	\$368,000	56.2%	5.2%	\$385,000	\$364,450
Cave Junction	16	11	45	51	\$148,000	\$220,500	\$300,000	102.7%	36.1%	\$229,000	\$312,000
URBAN TOTALS	200	208	38	29	\$220,000	\$317,625	\$359,950	63.6%	13.3%	\$325,000	\$358,075

JOSEPHINE CO NEW URBAN HOME SALES - October 1, 2021 through December 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2020 vs Dec 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	6	0	11	N/A	N/A	\$346,655	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	3	1	77	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	0	1	N/A	N/A	\$252,500	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	4	1	2	N/A	N/A	\$407,589	N/A	N/A	N/A	N/A	N/A
Cave Junction	4	1	22	N/A	N/A	\$285,643	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	17	4	23	45	\$262,500	\$369,900	\$380,950	45.1%	3.0%	\$379,000	N/A

JOSEPHINE CO RURAL HOME SALES - October 1, 2021 through December 31, 2021

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2020 vs Dec 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	83	90	39	38	\$315,000	\$410,000	\$457,500	45.2%	11.6%	\$375,000	\$410,000
5 - 10 Acres	33	31	53	56	\$312,500	\$540,000	\$510,000	63.2%	-5.6%	\$540,000	\$575,000
Over 10 Acres	19	15	76	65	\$470,000	\$650,000	\$600,000	27.7%	-7.7%	\$650,000	N/A
RURAL TOTALS	135	136	48	45	\$315,000	\$458,000	\$485,000	54.0%	5.9%	\$450,000	\$442,000

RESIDENTIAL INVENTORY

Area	Active As Of 12/31/20	Active As Of 12/31/21	% Change
Northwest Grants Pass	15	20	33.3%
Northeast Grants Pass	11	13	18.2%
Southwest Grants Pass	10	10	0.0%
Southeast Grants Pass	7	16	128.6%
Cave Junction	10	11	10.0%
Rural	78	143	83.3%
COUNTY TOTALS	131	213	62.6%

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 - October 1, 2021 through December 31, 2021									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31			Dec 2020 vs Dec 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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - October 1, 2021 through December 31, 2021															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Oct 1 - Dec 31							Oct 1 - Dec 31				Oct 1 - Dec 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	63	100.0%	0	0.0%	0	0.0%	63	23	N/A	N/A	23	\$340,000	N/A	N/A	\$340,000
Northeast Grants Pass	46	97.9%	1	2.1%	0	0.0%	47	35	N/A	N/A	35	\$327,500	N/A	N/A	\$325,000
Southwest Grants Pass	49	100.0%	0	0.0%	0	0.0%	49	25	N/A	N/A	25	\$377,500	N/A	N/A	\$377,500
Southeast Grants Pass	38	100.0%	0	0.0%	0	0.0%	38	33	N/A	N/A	33	\$368,000	N/A	N/A	\$368,000
Cave Junction	11	100.0%	0	0.0%	0	0.0%	11	51	N/A	N/A	51	\$300,000	N/A	N/A	\$300,000
URBAN TOTALS	207	99.5%	1	0.5%	0	0.0%	208	29	N/A	N/A	29	\$360,000	N/A	N/A	\$359,950

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 12/31/21							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	20	100.0%	0	0.0%	0	0.0%	20
Northeast Grants Pass	13	100.0%	0	0.0%	0	0.0%	13
Southwest Grants Pass	10	100.0%	0	0.0%	0	0.0%	10
Southeast Grants Pass	16	100.0%	0	0.0%	0	0.0%	16
Cave Junction	11	100.0%	0	0.0%	0	0.0%	11
Rural	143	100.0%	0	0.0%	0	0.0%	143
COUNTY TOTALS	213	100.0%	0	0.0%	0	0.0%	213

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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