



JOSEPHINE CO EXISTING URBAN HOME SALES - February 1, 2022 through April 30, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2021 vs Apr 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	47	42	18	37	\$198,750	\$305,000	\$372,500	87.4%	22.1%	\$319,000	\$350,000
Northeast Grants Pass	40	20	25	39	\$215,000	\$281,000	\$345,000	60.5%	22.8%	\$287,000	\$455,000
Southwest Grants Pass	41	32	22	24	\$232,450	\$349,000	\$384,750	65.5%	10.2%	\$343,500	\$378,000
Southeast Grants Pass	33	35	17	35	\$236,950	\$357,500	\$405,000	70.9%	13.3%	\$364,000	\$429,500
Cave Junction	15	11	42	25	\$150,500	\$269,000	\$280,000	86.0%	4.1%	N/A	\$305,000
URBAN TOTALS	176	140	23	33	\$219,900	\$320,000	\$378,000	71.9%	18.1%	\$335,250	\$377,000

JOSEPHINE CO NEW URBAN HOME SALES - February 1, 2022 through April 30, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2021 vs Apr 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	5	3	28	30	N/A	\$303,400	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	0	2	N/A	N/A	\$249,900	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	4	3	46	160	N/A	\$290,400	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	10	10	33	67	\$265,000	\$301,850	\$425,079	60.4%	40.8%	N/A	\$450,079

JOSEPHINE CO RURAL HOME SALES - February 1, 2022 through April 30, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2021 vs Apr 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	84	91	33	52	\$305,750	\$421,950	\$494,000	61.6%	17.1%	\$429,000	\$510,000
5 - 10 Acres	48	39	65	61	\$405,000	\$531,250	\$495,000	22.2%	-6.8%	\$499,000	\$449,000
Over 10 Acres	16	14	85	125	\$484,900	\$575,000	\$646,250	33.3%	12.4%	\$787,950	N/A
RURAL TOTALS	148	144	49	61	\$353,875	\$445,000	\$502,950	42.1%	13.0%	\$440,500	\$470,000

RESIDENTIAL INVENTORY			
Area	Active As Of 04/30/21	Active As Of 04/30/22	% Change
Northwest Grants Pass	13	18	38.5%
Northeast Grants Pass	9	16	77.8%
Southwest Grants Pass	7	15	114.3%
Southeast Grants Pass	11	21	90.9%
Cave Junction	9	18	100.0%
Rural	83	202	143.4%
COUNTY TOTALS	132	290	119.7%

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 roguvalleyrealtors.org.

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JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - February 1, 2022 through April 30, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2021 vs Apr 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2021	Median \$ 2022	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	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - February 1, 2022 through April 30, 2022

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	42	100.0%	0	0.0%	0	0.0%	42	37	N/A	N/A	37	\$372,500	N/A	N/A	\$372,500
Northeast Grants Pass	20	100.0%	0	0.0%	0	0.0%	20	39	N/A	N/A	39	\$345,000	N/A	N/A	\$345,000
Southwest Grants Pass	32	100.0%	0	0.0%	0	0.0%	32	24	N/A	N/A	24	\$384,750	N/A	N/A	\$384,750
Southeast Grants Pass	35	100.0%	0	0.0%	0	0.0%	35	35	N/A	N/A	35	\$405,000	N/A	N/A	\$405,000
Cave Junction	11	100.0%	0	0.0%	0	0.0%	11	25	N/A	N/A	25	\$280,000	N/A	N/A	\$280,000
URBAN TOTALS	140	100.0%	0	0.0%	0	0.0%	140	33	N/A	N/A	33	\$378,000	N/A	N/A	\$378,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 04/30/22

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	18	100.0%	0	0.0%	0	0.0%	18
Northeast Grants Pass	16	100.0%	0	0.0%	0	0.0%	16
Southwest Grants Pass	15	100.0%	0	0.0%	0	0.0%	15
Southeast Grants Pass	21	100.0%	0	0.0%	0	0.0%	21
Cave Junction	18	100.0%	0	0.0%	0	0.0%	18
Rural	200	99.0%	2	1.0%	0	0.0%	202
COUNTY TOTALS	288	99.3%	2	0.7%	0	0.0%	290

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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