



JOSEPHINE CO EXISTING URBAN HOME SALES - March 1, 2022 through May 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2021 vs May 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	50	51	21	25	\$205,000	\$305,000	\$350,000	70.7%	14.8%	\$285,000	\$392,500
Northeast Grants Pass	48	27	20	43	\$220,000	\$307,000	\$440,000	100.0%	43.3%	\$376,500	\$442,450
Southwest Grants Pass	44	41	19	23	\$245,000	\$354,250	\$377,500	54.1%	6.6%	\$375,450	\$384,750
Southeast Grants Pass	39	35	21	28	\$235,000	\$360,000	\$416,000	77.0%	15.6%	\$384,250	\$417,500
Cave Junction	14	18	55	34	\$170,000	\$275,000	\$307,500	80.9%	11.8%	\$220,000	\$350,000
<b>URBAN TOTALS</b>	<b>195</b>	<b>172</b>	<b>23</b>	<b>29</b>	<b>\$224,500</b>	<b>\$330,000</b>	<b>\$380,000</b>	<b>69.3%</b>	<b>15.2%</b>	<b>\$337,000</b>	<b>\$393,500</b>

JOSEPHINE CO NEW URBAN HOME SALES - March 1, 2022 through May 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2021 vs May 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	6	3	28	30	N/A	\$342,682	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	21	\$265,450	N/A	\$449,900	69.5%	N/A	N/A	N/A
Southeast Grants Pass	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	2	4	N/A	126	N/A	N/A	\$379,450	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>9</b>	<b>12</b>	<b>38</b>	<b>60</b>	<b>\$269,000</b>	<b>\$345,364</b>	<b>\$449,900</b>	<b>67.2%</b>	<b>30.3%</b>	<b>\$358,145</b>	<b>N/A</b>

JOSEPHINE CO RURAL HOME SALES - March 1, 2022 through May 31, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2021 vs May 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	90	118	38	44	\$303,750	\$435,000	\$505,450	66.4%	16.2%	\$459,999	\$504,900
5 - 10 Acres	44	41	48	49	\$382,500	\$506,250	\$562,500	47.1%	11.1%	\$555,000	\$619,750
Over 10 Acres	15	14	72	111	\$521,000	\$576,000	\$547,000	5.0%	-5.0%	\$765,000	\$547,000
<b>RURAL TOTALS</b>	<b>149</b>	<b>173</b>	<b>44</b>	<b>51</b>	<b>\$349,461</b>	<b>\$465,000</b>	<b>\$511,500</b>	<b>46.4%</b>	<b>10.0%</b>	<b>\$497,000</b>	<b>\$530,000</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 05/31/21	Active As Of 05/31/22	% Change
Northwest Grants Pass	17	23	35.3%
Northeast Grants Pass	8	16	100.0%
Southwest Grants Pass	9	20	122.2%
Southeast Grants Pass	12	26	116.7%
Cave Junction	11	23	109.1%
Rural	110	218	98.2%
<b>COUNTY TOTALS</b>	<b>167</b>	<b>326</b>	<b>95.2%</b>

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](http://roguvalleyrealtors.org).

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**JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - March 1, 2022 through May 31, 2022**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2021 vs May 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
<b>URBAN TOTALS</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

**JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2022 through May 31, 2022**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Mar 1 - May 31							Mar 1 - May 31				Mar 1 - May 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	51	100.0%	0	0.0%	0	0.0%	51	25	N/A	N/A	25	\$350,000	N/A	N/A	\$350,000
Northeast Grants Pass	27	100.0%	0	0.0%	0	0.0%	27	43	N/A	N/A	43	\$440,000	N/A	N/A	\$440,000
Southwest Grants Pass	41	100.0%	0	0.0%	0	0.0%	41	23	N/A	N/A	23	\$377,500	N/A	N/A	\$377,500
Southeast Grants Pass	35	100.0%	0	0.0%	0	0.0%	35	28	N/A	N/A	28	\$416,000	N/A	N/A	\$416,000
Cave Junction	18	100.0%	0	0.0%	0	0.0%	18	34	N/A	N/A	34	\$307,500	N/A	N/A	\$307,500
<b>URBAN TOTALS</b>	<b>172</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>172</b>	<b>29</b>	<b>N/A</b>	<b>N/A</b>	<b>29</b>	<b>\$380,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$380,000</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 05/31/22**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	23	100.0%	0	0.0%	0	0.0%	23
Northeast Grants Pass	16	100.0%	0	0.0%	0	0.0%	16
Southwest Grants Pass	20	100.0%	0	0.0%	0	0.0%	20
Southeast Grants Pass	26	100.0%	0	0.0%	0	0.0%	26
Cave Junction	23	100.0%	0	0.0%	0	0.0%	23
Rural	215	99.1%	2	0.9%	0	0.0%	217
<b>COUNTY TOTALS</b>	<b>323</b>	<b>99.4%</b>	<b>2</b>	<b>0.6%</b>	<b>0</b>	<b>0.0%</b>	<b>325</b>

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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