



JOSEPHINE CO EXISTING URBAN HOME SALES - April 1, 2022 through June 30, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2021 vs Jun 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	52	57	18	22	\$226,500	\$305,550	\$349,950	54.5%	14.5%	\$360,000	\$334,750
Northeast Grants Pass	48	28	20	45	\$202,500	\$311,500	\$424,950	109.9%	36.4%	\$290,000	\$375,000
Southwest Grants Pass	46	47	21	21	\$263,000	\$360,000	\$384,500	46.2%	6.8%	\$360,000	\$402,500
Southeast Grants Pass	47	35	24	31	\$240,500	\$367,500	\$410,000	70.5%	11.6%	\$365,000	\$390,000
Cave Junction	9	16	29	33	\$172,975	\$275,000	\$319,750	84.9%	16.3%	N/A	N/A
<b>URBAN TOTALS</b>	<b>202</b>	<b>183</b>	<b>21</b>	<b>28</b>	<b>\$229,000</b>	<b>\$344,500</b>	<b>\$379,000</b>	<b>65.5%</b>	<b>10.0%</b>	<b>\$347,500</b>	<b>\$370,000</b>

JOSEPHINE CO NEW URBAN HOME SALES - April 1, 2022 through June 30, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2021 vs Jun 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	4	2	29	N/A	N/A	\$348,777	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	N/A	N/A
Southwest Grants Pass	1	4	N/A	33	\$265,000	N/A	\$449,950	69.8%	N/A	N/A	N/A
Southeast Grants Pass	3	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	2	4	N/A	118	N/A	N/A	\$386,950	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>10</b>	<b>12</b>	<b>32</b>	<b>94</b>	<b>\$267,450</b>	<b>\$371,850</b>	<b>\$439,950</b>	<b>64.5%</b>	<b>18.3%</b>	<b>\$455,000</b>	<b>\$430,000</b>

JOSEPHINE CO RURAL HOME SALES - April 1, 2022 through June 30, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2021 vs Jun 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	89	104	37	38	\$318,950	\$436,000	\$501,500	57.2%	15.0%	\$450,000	\$492,534
5 - 10 Acres	51	32	30	44	\$390,000	\$550,000	\$492,450	26.3%	-10.5%	\$555,000	\$441,500
Over 10 Acres	14	24	73	124	\$522,000	\$765,000	\$660,000	26.4%	-13.7%	\$627,088	\$702,500
<b>RURAL TOTALS</b>	<b>154</b>	<b>160</b>	<b>38</b>	<b>52</b>	<b>\$353,750</b>	<b>\$470,000</b>	<b>\$505,000</b>	<b>42.8%</b>	<b>7.4%</b>	<b>\$499,000</b>	<b>\$505,000</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 06/30/21	Active As Of 06/30/22	% Change
Northwest Grants Pass	25	32	28.0%
Northeast Grants Pass	12	18	50.0%
Southwest Grants Pass	10	21	110.0%
Southeast Grants Pass	13	18	38.5%
Cave Junction	8	21	162.5%
Rural	121	240	98.3%
<b>COUNTY TOTALS</b>	<b>189</b>	<b>350</b>	<b>85.2%</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 [rogu valleyrealtors.org](http://rogu valleyrealtors.org).

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

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30			Jun 2021 vs Jun 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 - April 1, 2022 through June 30, 2022**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Apr 1 - Jun 30							Apr 1 - Jun 30				Apr 1 - Jun 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	57	100.0%	0	0.0%	0	0.0%	57	22	N/A	N/A	22	\$349,950	N/A	N/A	<b>\$349,950</b>
Northeast Grants Pass	28	100.0%	0	0.0%	0	0.0%	28	45	N/A	N/A	45	\$424,950	N/A	N/A	<b>\$424,950</b>
Southwest Grants Pass	47	100.0%	0	0.0%	0	0.0%	47	21	N/A	N/A	21	\$384,500	N/A	N/A	<b>\$384,500</b>
Southeast Grants Pass	35	100.0%	0	0.0%	0	0.0%	35	31	N/A	N/A	31	\$410,000	N/A	N/A	<b>\$410,000</b>
Cave Junction	16	100.0%	0	0.0%	0	0.0%	16	33	N/A	N/A	33	\$319,750	N/A	N/A	<b>\$319,750</b>
<b>URBAN TOTALS</b>	<b>183</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>183</b>	<b>28</b>	<b>N/A</b>	<b>N/A</b>	<b>28</b>	<b>\$379,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$379,000</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 06/30/22**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	32	100.0%	0	0.0%	0	0.0%	32
Northeast Grants Pass	18	100.0%	0	0.0%	0	0.0%	18
Southwest Grants Pass	21	100.0%	0	0.0%	0	0.0%	21
Southeast Grants Pass	18	100.0%	0	0.0%	0	0.0%	18
Cave Junction	21	100.0%	0	0.0%	0	0.0%	21
Rural	239	99.6%	1	0.4%	0	0.0%	240
<b>COUNTY TOTALS</b>	<b>349</b>	<b>99.7%</b>	<b>1</b>	<b>0.3%</b>	<b>0</b>	<b>0.0%</b>	<b>350</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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