



JOSEPHINE CO EXISTING URBAN HOME SALES - June 1, 2022 through August 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2021 vs Aug 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	53	16	26	\$230,000	\$346,667	\$363,000	57.8%	4.7%	\$329,900	\$380,000
Northeast Grants Pass	43	35	13	36	\$212,000	\$310,000	\$352,000	66.0%	13.5%	\$360,000	\$315,000
Southwest Grants Pass	49	38	17	26	\$252,450	\$368,600	\$407,500	61.4%	10.6%	\$361,500	\$433,500
Southeast Grants Pass	42	36	21	25	\$257,000	\$376,500	\$383,950	49.4%	2.0%	\$377,500	\$381,000
Cave Junction	12	10	27	50	\$167,700	\$301,000	\$314,750	87.7%	4.6%	N/A	N/A
URBAN TOTALS	196	172	17	29	\$239,000	\$358,000	\$375,000	56.9%	4.7%	\$359,950	\$380,000

JOSEPHINE CO NEW URBAN HOME SALES - June 1, 2022 through August 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2021 vs Aug 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	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	2	6	N/A	38	\$255,000	N/A	\$440,000	72.5%	N/A	N/A	N/A
Southeast Grants Pass	3	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	10	10	83	83	\$261,188	\$379,750	\$427,000	63.5%	12.4%	N/A	\$427,000

JOSEPHINE CO RURAL HOME SALES - June 1, 2022 through August 31, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2021 vs Aug 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	103	75	28	42	\$347,500	\$520,000	\$474,000	36.4%	-8.8%	\$507,000	\$413,500
5 - 10 Acres	39	30	35	44	\$418,000	\$520,526	\$562,500	34.6%	8.1%	\$590,000	\$604,450
Over 10 Acres	21	24	58	114	\$456,827	\$699,000	\$605,000	32.4%	-13.4%	\$751,000	\$360,000
RURAL TOTALS	163	129	34	56	\$385,000	\$525,000	\$500,000	29.9%	-4.8%	\$540,000	\$449,000

RESIDENTIAL INVENTORY			
Area	Active As Of 08/31/21	Active As Of 08/31/22	% Change
Northwest Grants Pass	28	33	17.9%
Northeast Grants Pass	24	28	16.7%
Southwest Grants Pass	19	29	52.6%
Southeast Grants Pass	19	24	26.3%
Cave Junction	14	26	85.7%
Rural	167	254	52.1%
COUNTY TOTALS	271	394	45.4%

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 - June 1, 2022 through August 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2021 vs Aug 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2021	Median \$ 2022	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	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	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2022 through August 31, 2022

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jun 1 - Aug 31							Jun 1 - Aug 31				Jun 1 - Aug 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	53	100.0%	0	0.0%	0	0.0%	53	26	N/A	N/A	26	\$363,000	N/A	N/A	\$363,000
Northeast Grants Pass	35	100.0%	0	0.0%	0	0.0%	35	36	N/A	N/A	36	\$352,000	N/A	N/A	\$352,000
Southwest Grants Pass	38	100.0%	0	0.0%	0	0.0%	38	26	N/A	N/A	26	\$407,500	N/A	N/A	\$407,500
Southeast Grants Pass	36	100.0%	0	0.0%	0	0.0%	36	25	N/A	N/A	25	\$383,950	N/A	N/A	\$383,950
Cave Junction	10	100.0%	0	0.0%	0	0.0%	10	50	N/A	N/A	50	\$314,750	N/A	N/A	\$314,750
URBAN TOTALS	172	100.0%	0	0.0%	0	0.0%	172	29	N/A	N/A	29	\$375,000	N/A	N/A	\$375,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 08/31/22

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	33	100.0%	0	0.0%	0	0.0%	33
Northeast Grants Pass	28	100.0%	0	0.0%	0	0.0%	28
Southwest Grants Pass	29	100.0%	0	0.0%	0	0.0%	29
Southeast Grants Pass	24	100.0%	0	0.0%	0	0.0%	24
Cave Junction	26	100.0%	0	0.0%	0	0.0%	26
Rural	252	99.2%	2	0.8%	0	0.0%	254
COUNTY TOTALS	392	99.5%	2	0.5%	0	0.0%	394

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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