



JOSEPHINE CO EXISTING URBAN HOME SALES - July 1, 2022 through September 30, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2021 vs Sep 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	56	44	20	31	\$244,500	\$362,500	\$373,750	52.9%	3.1%	\$375,000	\$365,000
Northeast Grants Pass	40	41	14	31	\$228,500	\$359,000	\$352,000	54.0%	-1.9%	\$435,000	\$367,000
Southwest Grants Pass	50	35	25	35	\$242,000	\$369,000	\$400,000	65.3%	8.4%	\$369,000	\$390,000
Southeast Grants Pass	36	32	20	24	\$277,000	\$384,000	\$383,950	38.6%	0.0%	\$390,000	\$402,000
Cave Junction	15	9	24	67	\$165,000	\$302,000	\$299,000	81.2%	-1.0%	\$315,000	N/A
URBAN TOTALS	197	161	20	33	\$243,000	\$367,000	\$380,000	56.4%	3.5%	\$371,320	\$375,000

JOSEPHINE CO NEW URBAN HOME SALES - July 1, 2022 through September 30, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2021 vs Sep 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	2	3	N/A	81	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	3	1	193	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	1	5	N/A	46	\$257,000	N/A	\$429,000	66.9%	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	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	8	10	95	102	\$263,375	\$367,000	\$424,950	61.3%	15.8%	N/A	\$424,900

JOSEPHINE CO RURAL HOME SALES - July 1, 2022 through September 30, 2022

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2021 vs Sep 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	108	65	30	48	\$350,000	\$525,000	\$481,000	37.4%	-8.4%	\$449,000	\$612,500
5 - 10 Acres	35	28	38	47	\$389,900	\$550,000	\$579,500	48.6%	5.4%	\$649,000	\$560,000
Over 10 Acres	21	15	48	59	\$496,500	\$675,000	\$468,000	-5.7%	-30.7%	\$509,000	\$481,500
RURAL TOTALS	164	108	34	49	\$370,500	\$535,000	\$500,000	35.0%	-6.5%	\$509,000	\$560,000

RESIDENTIAL INVENTORY

Area	Active As Of 09/30/21	Active As Of 09/30/22	% Change
Northwest Grants Pass	33	32	-3.0%
Northeast Grants Pass	29	23	-20.7%
Southwest Grants Pass	18	22	22.2%
Southeast Grants Pass	21	27	28.6%
Cave Junction	9	24	166.7%
Rural	172	259	50.6%
COUNTY TOTALS	282	387	37.2%

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 - July 1, 2022 through September 30, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30			Sep 2021 vs Sep 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 - July 1, 2022 through September 30, 2022

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jul 1 - Sep 30							Jul 1 - Sep 30				Jul 1 - Sep 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	44	100.0%	0	0.0%	0	0.0%	44	31	N/A	N/A	31	\$373,750	N/A	N/A	\$373,750
Northeast Grants Pass	41	100.0%	0	0.0%	0	0.0%	41	31	N/A	N/A	31	\$352,000	N/A	N/A	\$352,000
Southwest Grants Pass	35	100.0%	0	0.0%	0	0.0%	35	35	N/A	N/A	35	\$400,000	N/A	N/A	\$400,000
Southeast Grants Pass	32	100.0%	0	0.0%	0	0.0%	32	24	N/A	N/A	24	\$383,950	N/A	N/A	\$383,950
Cave Junction	9	100.0%	0	0.0%	0	0.0%	9	67	N/A	N/A	67	\$299,000	N/A	N/A	\$299,000
URBAN TOTALS	161	100.0%	0	0.0%	0	0.0%	161	33	N/A	N/A	33	\$380,000	N/A	N/A	\$380,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 09/30/22

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	32	100.0%	0	0.0%	0	0.0%	32
Northeast Grants Pass	23	100.0%	0	0.0%	0	0.0%	23
Southwest Grants Pass	22	100.0%	0	0.0%	0	0.0%	22
Southeast Grants Pass	27	100.0%	0	0.0%	0	0.0%	27
Cave Junction	24	100.0%	0	0.0%	0	0.0%	24
Rural	256	98.8%	3	1.2%	0	0.0%	259
COUNTY TOTALS	384	99.2%	3	0.8%	0	0.0%	387

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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