



JOSEPHINE CO EXISTING URBAN HOME SALES - August 1, 2022 through October 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2021 vs Oct 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	62	43	22	35	\$249,275	\$359,975	\$375,000	50.4%	4.2%	\$345,000	\$340,000
Northeast Grants Pass	35	33	23	36	\$230,750	\$350,000	\$355,000	53.8%	1.4%	\$344,000	\$354,000
Southwest Grants Pass	53	33	25	44	\$239,000	\$369,000	\$394,000	64.9%	6.8%	\$369,500	\$372,000
Southeast Grants Pass	37	32	19	22	\$271,000	\$375,000	\$383,000	41.3%	2.1%	\$364,500	\$380,550
Cave Junction	14	10	14	99	\$165,000	\$300,000	\$309,500	87.6%	3.2%	\$300,000	\$281,500
URBAN TOTALS	201	151	22	38	\$243,500	\$365,000	\$375,000	54.0%	2.7%	\$350,000	\$356,450

JOSEPHINE CO NEW URBAN HOME SALES - August 1, 2022 through October 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2021 vs Oct 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	3	N/A	81	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	1	7	N/A	33	\$257,000	N/A	\$445,000	73.2%	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	1	3	N/A	387	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	5	14	75	118	\$265,000	\$359,000	\$424,950	60.4%	18.4%	N/A	\$412,000

JOSEPHINE CO RURAL HOME SALES - August 1, 2022 through October 31, 2022

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2021 vs Oct 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	98	81	32	51	\$319,000	\$469,950	\$481,000	50.8%	2.4%	\$460,000	\$490,000
5 - 10 Acres	39	30	40	56	\$388,450	\$625,000	\$531,250	36.8%	-15.0%	\$495,000	\$480,000
Over 10 Acres	20	14	57	64	\$539,950	\$592,500	\$451,500	-16.4%	-23.8%	\$460,000	N/A
RURAL TOTALS	157	125	37	53	\$356,750	\$515,000	\$499,000	39.9%	-3.1%	\$469,900	\$490,000

RESIDENTIAL INVENTORY

Area	Active As Of 10/31/21	Active As Of 10/31/22	% Change
Northwest Grants Pass	34	41	20.6%
Northeast Grants Pass	26	20	-23.1%
Southwest Grants Pass	12	28	133.3%
Southeast Grants Pass	29	26	-10.3%
Cave Junction	11	23	109.1%
Rural	180	243	35.0%
COUNTY TOTALS	292	381	30.5%

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 - August 1, 2022 through October 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31			Oct 2021 vs Oct 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	1	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	1	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Aug 1 - Oct 31							Aug 1 - Oct 31				Aug 1 - Oct 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	43	100.0%	0	0.0%	0	0.0%	43	35	N/A	N/A	35	\$375,000	N/A	N/A	\$375,000
Northeast Grants Pass	33	100.0%	0	0.0%	0	0.0%	33	36	N/A	N/A	36	\$355,000	N/A	N/A	\$355,000
Southwest Grants Pass	33	100.0%	0	0.0%	0	0.0%	33	44	N/A	N/A	44	\$394,000	N/A	N/A	\$394,000
Southeast Grants Pass	32	100.0%	0	0.0%	0	0.0%	32	22	N/A	N/A	22	\$383,000	N/A	N/A	\$383,000
Cave Junction	10	100.0%	0	0.0%	0	0.0%	10	99	N/A	N/A	99	\$309,500	N/A	N/A	\$309,500
URBAN TOTALS	151	100.0%	0	0.0%	0	0.0%	151	38	N/A	N/A	38	\$375,000	N/A	N/A	\$375,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 10/31/22

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	41	100.0%	0	0.0%	0	0.0%	41
Northeast Grants Pass	20	100.0%	0	0.0%	0	0.0%	20
Southwest Grants Pass	28	100.0%	0	0.0%	0	0.0%	28
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	241	99.2%	2	0.8%	0	0.0%	243
COUNTY TOTALS	379	99.5%	2	0.5%	0	0.0%	381

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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