



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

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2021 vs Nov 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	37	20	35	\$252,000	\$359,475	\$349,000	38.5%	-2.9%	\$322,000	\$319,000
Northeast Grants Pass	42	34	27	46	\$223,000	\$342,500	\$356,500	59.9%	4.1%	\$310,000	\$357,250
Southwest Grants Pass	57	31	27	45	\$235,500	\$370,000	\$380,000	61.4%	2.7%	\$374,750	\$395,000
Southeast Grants Pass	34	34	25	33	\$260,000	\$382,250	\$385,000	48.1%	0.7%	\$420,000	\$395,000
Cave Junction	13	9	22	106	\$186,750	\$300,000	\$299,000	60.1%	-0.3%	N/A	N/A
<b>URBAN TOTALS</b>	<b>202</b>	<b>145</b>	<b>25</b>	<b>43</b>	<b>\$238,000</b>	<b>\$365,000</b>	<b>\$367,000</b>	<b>54.2%</b>	<b>0.5%</b>	<b>\$360,000</b>	<b>\$349,000</b>

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

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2021 vs Nov 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	3	3	24	63	\$264,763	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	1	6	N/A	56	\$252,688	N/A	\$447,450	77.1%	N/A	N/A	N/A
Southeast Grants Pass	1	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
<b>URBAN TOTALS</b>	<b>8</b>	<b>12</b>	<b>34</b>	<b>140</b>	<b>\$252,688</b>	<b>\$367,450</b>	<b>\$429,950</b>	<b>70.2%</b>	<b>17.0%</b>	<b>\$415,000</b>	<b>N/A</b>

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

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2021 vs Nov 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	84	88	35	62	\$330,000	\$464,950	\$540,000	63.6%	16.1%	\$486,000	\$549,950
5 - 10 Acres	38	28	38	66	\$380,000	\$547,500	\$490,000	28.9%	-10.5%	\$501,000	\$420,000
Over 10 Acres	20	9	64	48	\$539,950	\$567,500	\$495,000	-8.3%	-12.8%	\$625,000	N/A
<b>RURAL TOTALS</b>	<b>142</b>	<b>125</b>	<b>40</b>	<b>62</b>	<b>\$350,000</b>	<b>\$503,000</b>	<b>\$527,500</b>	<b>50.7%</b>	<b>4.9%</b>	<b>\$501,000</b>	<b>\$545,000</b>

**RESIDENTIAL INVENTORY**

Area	Active As Of 11/30/21	Active As Of 11/30/22	% Change
Northwest Grants Pass	30	28	-6.7%
Northeast Grants Pass	23	19	-17.4%
Southwest Grants Pass	13	26	100.0%
Southeast Grants Pass	19	31	63.2%
Cave Junction	12	21	75.0%
Rural	166	217	30.7%
<b>COUNTY TOTALS</b>	<b>263</b>	<b>342</b>	<b>30.0%</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 - September 1, 2022 through November 30, 2022**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30			Nov 2021 vs Nov 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
<b>URBAN TOTALS</b>	<b>1</b>	<b>1</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 - September 1, 2022 through November 30, 2022**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Sep 1 - Nov 30							Sep 1 - Nov 30				Sep 1 - Nov 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	37	100.0%	0	0.0%	0	0.0%	37	35	N/A	N/A	35	\$349,000	N/A	N/A	\$349,000
Northeast Grants Pass	34	100.0%	0	0.0%	0	0.0%	34	46	N/A	N/A	46	\$356,500	N/A	N/A	\$356,500
Southwest Grants Pass	31	100.0%	0	0.0%	0	0.0%	31	45	N/A	N/A	45	\$380,000	N/A	N/A	\$380,000
Southeast Grants Pass	34	100.0%	0	0.0%	0	0.0%	34	33	N/A	N/A	33	\$385,000	N/A	N/A	\$385,000
Cave Junction	9	100.0%	0	0.0%	0	0.0%	9	106	N/A	N/A	106	\$299,000	N/A	N/A	\$299,000
<b>URBAN TOTALS</b>	<b>145</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>145</b>	<b>43</b>	<b>N/A</b>	<b>N/A</b>	<b>43</b>	<b>\$367,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$367,000</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 11/30/22**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	28	100.0%	0	0.0%	0	0.0%	28
Northeast Grants Pass	19	100.0%	0	0.0%	0	0.0%	19
Southwest Grants Pass	26	100.0%	0	0.0%	0	0.0%	26
Southeast Grants Pass	31	100.0%	0	0.0%	0	0.0%	31
Cave Junction	21	100.0%	0	0.0%	0	0.0%	21
Rural	215	99.1%	2	0.9%	0	0.0%	217
<b>COUNTY TOTALS</b>	<b>340</b>	<b>99.4%</b>	<b>2</b>	<b>0.6%</b>	<b>0</b>	<b>0.0%</b>	<b>342</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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