



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

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2021 vs Dec 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	63	35	23	34	\$245,000	\$340,000	\$337,000	37.6%	-0.9%	\$335,500	\$344,950
Northeast Grants Pass	47	28	35	63	\$225,000	\$325,000	\$354,000	57.3%	8.9%	\$322,500	\$449,000
Southwest Grants Pass	50	24	26	46	\$242,500	\$376,250	\$375,000	54.6%	-0.3%	\$407,500	\$350,000
Southeast Grants Pass	38	31	33	34	\$254,000	\$368,000	\$375,000	47.6%	1.9%	\$364,450	\$350,000
Cave Junction	11	13	51	136	\$186,750	\$300,000	\$305,700	63.7%	1.9%	\$312,000	\$312,450
<b>URBAN TOTALS</b>	<b>209</b>	<b>131</b>	<b>30</b>	<b>53</b>	<b>\$235,000</b>	<b>\$360,000</b>	<b>\$350,000</b>	<b>48.9%</b>	<b>-2.8%</b>	<b>\$359,900</b>	<b>\$350,000</b>

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

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2021 vs Dec 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	0	1	N/A	N/A	\$300,525	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	N/A	N/A
Southwest Grants Pass	1	5	N/A	46	\$256,600	N/A	\$450,000	75.4%	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	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>4</b>	<b>8</b>	<b>45</b>	<b>68</b>	<b>\$261,650</b>	<b>\$380,950</b>	<b>\$447,500</b>	<b>71.0%</b>	<b>17.5%</b>	<b>N/A</b>	<b>N/A</b>

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

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2021 vs Dec 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	90	82	38	62	\$324,000	\$460,000	\$500,500	54.5%	8.8%	\$415,000	\$477,500
5 - 10 Acres	31	32	56	70	\$387,400	\$510,000	\$474,500	22.5%	-7.0%	\$575,000	\$500,000
Over 10 Acres	15	9	65	102	\$462,500	\$585,000	\$654,500	41.5%	11.9%	N/A	\$610,000
<b>RURAL TOTALS</b>	<b>136</b>	<b>123</b>	<b>45</b>	<b>67</b>	<b>\$349,900</b>	<b>\$485,000</b>	<b>\$500,000</b>	<b>42.9%</b>	<b>3.1%</b>	<b>\$450,000</b>	<b>\$492,500</b>

**RESIDENTIAL INVENTORY**

Area	Active As Of 12/31/21	Active As Of 12/31/22	% Change
Northwest Grants Pass	27	27	0.0%
Northeast Grants Pass	19	22	15.8%
Southwest Grants Pass	9	17	88.9%
Southeast Grants Pass	18	30	66.7%
Cave Junction	12	18	50.0%
Rural	154	180	16.9%
<b>COUNTY TOTALS</b>	<b>239</b>	<b>294</b>	<b>23.0%</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 - October 1, 2022 through December 31, 2022									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31			Dec 2021 vs Dec 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2021	Median \$ 2022	1-year % Change	Median \$	Median \$
Northwest Grants Pass	0	2	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>3</b>	<b>N/A</b>	<b>30</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 - October 1, 2022 through December 31, 2022															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Oct 1 - Dec 31							Oct 1 - Dec 31				Oct 1 - Dec 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	34	97.1%	1	2.9%	0	0.0%	35	35	N/A	N/A	34	\$338,500	N/A	N/A	\$337,000
Northeast Grants Pass	28	100.0%	0	0.0%	0	0.0%	28	63	N/A	N/A	63	\$354,000	N/A	N/A	\$354,000
Southwest Grants Pass	24	100.0%	0	0.0%	0	0.0%	24	46	N/A	N/A	46	\$375,000	N/A	N/A	\$375,000
Southeast Grants Pass	31	100.0%	0	0.0%	0	0.0%	31	34	N/A	N/A	34	\$375,000	N/A	N/A	\$375,000
Cave Junction	13	100.0%	0	0.0%	0	0.0%	13	136	N/A	N/A	136	\$305,700	N/A	N/A	\$305,700
<b>URBAN TOTALS</b>	<b>130</b>	<b>99.2%</b>	<b>1</b>	<b>0.8%</b>	<b>0</b>	<b>0.0%</b>	<b>131</b>	<b>53</b>	<b>N/A</b>	<b>N/A</b>	<b>53</b>	<b>\$351,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$350,000</b>

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 12/31/22							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	27	100.0%	0	0.0%	0	0.0%	27
Northeast Grants Pass	22	100.0%	0	0.0%	0	0.0%	22
Southwest Grants Pass	17	100.0%	0	0.0%	0	0.0%	17
Southeast Grants Pass	30	100.0%	0	0.0%	0	0.0%	30
Cave Junction	18	100.0%	0	0.0%	0	0.0%	18
Rural	176	97.8%	4	2.2%	0	0.0%	180
<b>COUNTY TOTALS</b>	<b>290</b>	<b>98.6%</b>	<b>4</b>	<b>1.4%</b>	<b>0</b>	<b>0.0%</b>	<b>294</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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