



**JOSEPHINE CO EXISTING URBAN HOME SALES - November 1, 2022 through January 31, 2023**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2022 vs Jan 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	56	27	26	51	\$235,000	\$350,500	\$337,000	43.4%	-3.9%	\$390,500	\$437,500
Northeast Grants Pass	48	20	39	54	\$214,000	\$335,000	\$357,250	66.9%	6.6%	\$352,500	\$330,000
Southwest Grants Pass	44	20	30	49	\$249,950	\$378,750	\$385,000	54.0%	1.7%	\$376,000	\$397,500
Southeast Grants Pass	37	25	44	41	\$246,100	\$380,000	\$350,000	42.2%	-7.9%	\$385,000	\$305,000
Cave Junction	8	6	66	154	\$175,600	\$315,500	\$289,950	65.1%	-8.1%	N/A	N/A
<b>URBAN TOTALS</b>	<b>193</b>	<b>98</b>	<b>35</b>	<b>55</b>	<b>\$230,000</b>	<b>\$365,000</b>	<b>\$350,000</b>	<b>52.2%</b>	<b>-4.1%</b>	<b>\$375,000</b>	<b>\$354,950</b>

**JOSEPHINE CO NEW URBAN HOME SALES - November 1, 2022 through January 31, 2023**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2022 vs Jan 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	1	2	N/A	N/A	\$300,525	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	5	N/A	78	\$252,400	N/A	\$435,000	72.3%	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>7</b>	<b>9</b>	<b>38</b>	<b>63</b>	<b>\$254,900</b>	<b>\$392,900</b>	<b>\$399,900</b>	<b>56.9%</b>	<b>1.8%</b>	<b>N/A</b>	<b>N/A</b>

**JOSEPHINE CO RURAL HOME SALES - November 1, 2022 through January 31, 2023**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2022 vs Jan 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	79	58	49	83	\$323,000	\$460,000	\$487,500	50.9%	6.0%	\$497,000	\$396,500
5 - 10 Acres	29	23	86	77	\$400,000	\$510,000	\$500,000	25.0%	-2.0%	\$395,000	\$618,000
Over 10 Acres	12	12	57	152	\$495,000	\$602,500	\$602,500	21.7%	0.0%	\$575,000	\$480,000
<b>RURAL TOTALS</b>	<b>120</b>	<b>93</b>	<b>59</b>	<b>90</b>	<b>\$349,000</b>	<b>\$486,475</b>	<b>\$495,000</b>	<b>41.8%</b>	<b>1.8%</b>	<b>\$497,000</b>	<b>\$460,000</b>

**RESIDENTIAL INVENTORY**

Area	Active As Of 01/31/22	Active As Of 01/31/23	% Change
Northwest Grants Pass	22	25	13.6%
Northeast Grants Pass	17	18	5.9%
Southwest Grants Pass	12	11	-8.3%
Southeast Grants Pass	10	27	170.0%
Cave Junction	12	21	75.0%
Rural	154	170	10.4%
<b>COUNTY TOTALS</b>	<b>227</b>	<b>272</b>	<b>19.8%</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 - November 1, 2022 through January 31, 2023									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2022 vs Jan 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2022	Median \$ 2023	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	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
<b>URBAN TOTALS</b>	<b>0</b>	<b>2</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 - November 1, 2022 through January 31, 2023															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	26	96.3%	1	3.7%	0	0.0%	27	53	N/A	N/A	51	\$343,000	N/A	N/A	<b>\$337,000</b>
Northeast Grants Pass	20	100.0%	0	0.0%	0	0.0%	20	54	N/A	N/A	54	\$357,250	N/A	N/A	<b>\$357,250</b>
Southwest Grants Pass	20	100.0%	0	0.0%	0	0.0%	20	49	N/A	N/A	49	\$385,000	N/A	N/A	<b>\$385,000</b>
Southeast Grants Pass	25	100.0%	0	0.0%	0	0.0%	25	41	N/A	N/A	41	\$350,000	N/A	N/A	<b>\$350,000</b>
Cave Junction	6	100.0%	0	0.0%	0	0.0%	6	154	N/A	N/A	154	\$289,950	N/A	N/A	<b>\$289,950</b>
<b>URBAN TOTALS</b>	<b>97</b>	<b>99.0%</b>	<b>1</b>	<b>1.0%</b>	<b>0</b>	<b>0.0%</b>	<b>98</b>	<b>56</b>	<b>N/A</b>	<b>N/A</b>	<b>55</b>	<b>\$350,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$350,000</b>

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 01/31/23							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	25	100.0%	0	0.0%	0	0.0%	25
Northeast Grants Pass	18	100.0%	0	0.0%	0	0.0%	18
Southwest Grants Pass	11	100.0%	0	0.0%	0	0.0%	11
Southeast Grants Pass	27	100.0%	0	0.0%	0	0.0%	27
Cave Junction	21	100.0%	0	0.0%	0	0.0%	21
Rural	166	97.6%	4	2.4%	0	0.0%	170
<b>COUNTY TOTALS</b>	<b>268</b>	<b>98.5%</b>	<b>4</b>	<b>1.5%</b>	<b>0</b>	<b>0.0%</b>	<b>272</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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