



JOSEPHINE CO EXISTING URBAN HOME SALES - January 1, 2023 through March 31, 2023

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2022 vs Mar 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	42	37	41	87	\$226,350	\$387,750	\$345,000	52.4%	-11.0%	\$359,500	\$347,500
Northeast Grants Pass	29	16	43	60	\$230,000	\$345,000	\$362,500	57.6%	5.1%	\$388,500	\$402,250
Southwest Grants Pass	29	29	23	68	\$272,250	\$385,000	\$365,000	34.1%	-5.2%	\$376,750	\$370,000
Southeast Grants Pass	34	15	36	60	\$257,500	\$393,000	\$368,700	43.2%	-6.2%	\$409,250	\$366,850
Cave Junction	8	6	36	139	\$165,000	\$291,500	\$262,250	58.9%	-10.0%	\$252,500	\$262,250
URBAN TOTALS	142	103	36	77	\$240,650	\$377,250	\$356,000	47.9%	-5.6%	\$375,950	\$365,000

JOSEPHINE CO NEW URBAN HOME SALES - January 1, 2023 through March 31, 2023

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2022 vs Mar 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	3	2	21	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	3	3	13	69	\$245,000	N/A	N/A	N/A	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
URBAN TOTALS	9	8	27	52	\$275,000	\$424,500	\$399,950	45.4%	-5.8%	\$425,079	N/A

JOSEPHINE CO RURAL HOME SALES - January 1, 2023 through March 31, 2023

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2022 vs Mar 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	45	66	102	\$310,000	\$484,000	\$380,000	22.6%	-21.5%	\$506,950	\$350,000
5 - 10 Acres	43	18	81	108	\$427,500	\$555,000	\$582,250	36.2%	4.9%	\$564,000	\$572,250
Over 10 Acres	15	14	122	182	\$519,000	\$605,000	\$585,000	12.7%	-3.3%	\$550,000	\$585,000
RURAL TOTALS	137	77	77	118	\$351,750	\$515,000	\$465,000	32.2%	-9.7%	\$523,000	\$480,000

RESIDENTIAL INVENTORY

Area	Active As Of 03/31/22	Active As Of 03/31/23	% Change
Northwest Grants Pass	25	12	-52.0%
Northeast Grants Pass	18	19	5.6%
Southwest Grants Pass	22	8	-63.6%
Southeast Grants Pass	16	26	62.5%
Cave Junction	14	22	57.1%
Rural	177	173	-2.3%
COUNTY TOTALS	272	260	-4.4%

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 - January 1, 2023 through March 31, 2023

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31			Mar 2022 vs Mar 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2022	Median \$ 2023	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 - January 1, 2023 through March 31, 2023

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Mar 31							Jan 1 - Mar 31				Jan 1 - Mar 31			
	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	87	N/A	N/A	87	\$345,000	N/A	N/A	\$345,000
Northeast Grants Pass	16	100.0%	0	0.0%	0	0.0%	16	60	N/A	N/A	60	\$362,500	N/A	N/A	\$362,500
Southwest Grants Pass	29	100.0%	0	0.0%	0	0.0%	29	68	N/A	N/A	68	\$365,000	N/A	N/A	\$365,000
Southeast Grants Pass	15	100.0%	0	0.0%	0	0.0%	15	60	N/A	N/A	60	\$368,700	N/A	N/A	\$368,700
Cave Junction	6	100.0%	0	0.0%	0	0.0%	6	139	N/A	N/A	139	\$262,250	N/A	N/A	\$262,250
URBAN TOTALS	103	100.0%	0	0.0%	0	0.0%	103	77	N/A	N/A	77	\$356,000	N/A	N/A	\$356,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 03/31/23

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	12	100.0%	0	0.0%	0	0.0%	12
Northeast Grants Pass	19	100.0%	0	0.0%	0	0.0%	19
Southwest Grants Pass	8	100.0%	0	0.0%	0	0.0%	8
Southeast Grants Pass	26	100.0%	0	0.0%	0	0.0%	26
Cave Junction	22	100.0%	0	0.0%	0	0.0%	22
Rural	168	97.1%	5	2.9%	0	0.0%	173
COUNTY TOTALS	255	98.1%	5	1.9%	0	0.0%	260

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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