



JOSEPHINE CO EXISTING URBAN HOME SALES - February 1, 2023 through April 30, 2023											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2022 vs Apr 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	43	40	36	72	\$247,500	\$370,000	\$340,000	37.4%	-8.1%	\$349,000	\$345,000
Northeast Grants Pass	20	17	39	63	\$245,000	\$345,000	\$370,000	51.0%	7.2%	\$455,000	\$358,000
Southwest Grants Pass	34	27	24	71	\$263,550	\$381,250	\$365,000	38.5%	-4.3%	\$376,000	\$375,000
Southeast Grants Pass	36	14	34	52	\$257,750	\$409,250	\$381,500	48.0%	-6.8%	\$439,000	\$503,000
Cave Junction	11	6	25	142	\$170,000	\$280,000	\$308,000	81.2%	10.0%	\$305,000	N/A
URBAN TOTALS	144	104	32	72	\$245,000	\$377,750	\$365,000	49.0%	-3.4%	\$375,500	\$369,500

JOSEPHINE CO NEW URBAN HOME SALES - February 1, 2023 through April 30, 2023											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2022 vs Apr 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	4	30	77	\$337,500	N/A	\$389,450	15.4%	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	2	3	N/A	29	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	1	0	N/A	N/A	\$311,750	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	3	2	160	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	10	9	67	53	\$314,500	\$425,079	\$400,000	27.2%	-5.9%	\$450,079	N/A

JOSEPHINE CO RURAL HOME SALES - February 1, 2023 through April 30, 2023											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2022 vs Apr 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	92	49	52	92	\$330,000	\$497,000	\$390,000	18.2%	-21.5%	\$520,000	\$390,000
5 - 10 Acres	39	25	61	99	\$410,000	\$495,000	\$579,500	41.3%	17.1%	\$449,000	\$539,500
Over 10 Acres	14	14	151	143	\$355,000	\$646,250	\$622,500	75.4%	-3.7%	N/A	\$615,000
RURAL TOTALS	145	88	64	102	\$365,000	\$505,900	\$474,500	30.0%	-6.2%	\$475,000	\$467,000

RESIDENTIAL INVENTORY			
Area	Active As Of 04/30/22	Active As Of 04/30/23	% Change
Northwest Grants Pass	25	17	-32.0%
Northeast Grants Pass	22	26	18.2%
Southwest Grants Pass	20	11	-45.0%
Southeast Grants Pass	24	28	16.7%
Cave Junction	20	21	5.0%
Rural	202	193	-4.5%
COUNTY TOTALS	313	296	-5.4%

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 - February 1, 2023 through April 30, 2023

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2022 vs Apr 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 - February 1, 2023 through April 30, 2023

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	40	100.0%	0	0.0%	0	0.0%	40	72	N/A	N/A	72	\$340,000	N/A	N/A	\$340,000
Northeast Grants Pass	17	100.0%	0	0.0%	0	0.0%	17	63	N/A	N/A	63	\$370,000	N/A	N/A	\$370,000
Southwest Grants Pass	27	100.0%	0	0.0%	0	0.0%	27	71	N/A	N/A	71	\$365,000	N/A	N/A	\$365,000
Southeast Grants Pass	14	100.0%	0	0.0%	0	0.0%	14	52	N/A	N/A	52	\$381,500	N/A	N/A	\$381,500
Cave Junction	6	100.0%	0	0.0%	0	0.0%	6	142	N/A	N/A	142	\$308,000	N/A	N/A	\$308,000
URBAN TOTALS	104	100.0%	0	0.0%	0	0.0%	104	72	N/A	N/A	72	\$365,000	N/A	N/A	\$365,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 04/30/23

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	17	100.0%	0	0.0%	0	0.0%	17
Northeast Grants Pass	25	96.2%	1	3.8%	0	0.0%	26
Southwest Grants Pass	11	100.0%	0	0.0%	0	0.0%	11
Southeast Grants Pass	28	100.0%	0	0.0%	0	0.0%	28
Cave Junction	21	100.0%	0	0.0%	0	0.0%	21
Rural	186	96.4%	7	3.6%	0	0.0%	193
COUNTY TOTALS	288	97.3%	8	2.7%	0	0.0%	296

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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