



JOSEPHINE CO EXISTING URBAN HOME SALES - June 1, 2020 through August 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2019 vs Aug 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	54	54	50	29	\$186,000	\$273,000	\$275,000	47.8%	0.7%	\$280,000	\$350,000
Northeast Grants Pass	39	30	52	53	\$165,000	\$279,900	\$249,000	50.9%	-11.0%	\$287,250	\$305,500
Southwest Grants Pass	49	39	37	24	\$200,000	\$279,900	\$310,500	55.3%	10.9%	\$279,000	\$318,005
Southeast Grants Pass	48	40	50	49	\$199,500	\$287,000	\$307,450	54.1%	7.1%	\$295,900	\$316,200
Cave Junction	11	10	104	67	\$144,000	\$203,000	\$240,000	66.7%	18.2%	N/A	N/A
URBAN TOTALS	201	173	50	39	\$184,450	\$276,750	\$290,000	57.2%	4.8%	\$285,000	\$318,000

JOSEPHINE CO NEW URBAN HOME SALES - June 1, 2020 through August 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2019 vs Aug 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	2	4	N/A	61	N/A	N/A	\$378,450	N/A	N/A	N/A	N/A
Northeast Grants Pass	0	4	N/A	49	\$223,000	N/A	\$342,000	53.4%	N/A	N/A	N/A
Southwest Grants Pass	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	4	1	47	N/A	N/A	\$296,650	N/A	N/A	N/A	N/A	N/A
Cave Junction	4	6	132	63	N/A	\$256,725	\$282,450	N/A	10.0%	N/A	N/A
URBAN TOTALS	11	16	99	57	\$231,000	\$294,400	\$319,950	38.5%	8.7%	\$298,900	\$339,573

JOSEPHINE CO RURAL HOME SALES - June 1, 2020 through August 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2019 vs Aug 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	105	99	57	46	\$277,000	\$350,000	\$385,000	39.0%	10.0%	\$320,000	\$394,250
5 - 10 Acres	39	44	131	98	\$334,900	\$415,000	\$424,150	26.6%	2.2%	\$456,677	\$499,900
Over 10 Acres	13	26	117	65	\$334,000	\$715,000	\$527,500	57.9%	-26.2%	\$650,000	\$485,000
RURAL TOTALS	157	169	80	62	\$308,000	\$360,000	\$424,000	37.7%	17.8%	\$347,000	\$449,000

RESIDENTIAL INVENTORY			
Area	Active As Of 08/31/19	Active As Of 08/31/20	% Change
Northwest Grants Pass	38	19	-50.0%
Northeast Grants Pass	25	20	-20.0%
Southwest Grants Pass	33	6	-81.8%
Southeast Grants Pass	30	14	-53.3%
Cave Junction	16	9	-43.8%
Rural	245	80	-67.3%
JOSEPHINE COUNTY TOTALS	387	148	-61.8%

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 - June 1, 2020 through August 31, 2020

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2019 vs Aug 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Northwest Grants Pass	2	1	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	6	3	44	28	\$195,250	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2020 through August 31, 2020

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jun 1 - Aug 31							Jun 1 - Aug 31				Jun 1 - Aug 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	53	98.1%	1	1.9%	0	0.0%	54	30	N/A	N/A	29	\$275,000	N/A	N/A	\$275,000
Northeast Grants Pass	30	100.0%	0	0.0%	0	0.0%	30	53	N/A	N/A	53	\$249,000	N/A	N/A	\$249,000
Southwest Grants Pass	38	97.4%	1	2.6%	0	0.0%	39	25	N/A	N/A	24	\$314,250	N/A	N/A	\$310,500
Southeast Grants Pass	39	97.5%	1	2.5%	0	0.0%	40	49	N/A	N/A	49	\$309,900	N/A	N/A	\$307,450
Cave Junction	10	100.0%	0	0.0%	0	0.0%	10	67	N/A	N/A	67	\$240,000	N/A	N/A	\$240,000
URBAN TOTALS	170	98.3%	3	1.7%	0	0.0%	173	39	N/A	N/A	39	\$291,000	N/A	N/A	\$290,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 08/31/20

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	19	100.0%	0	0.0%	0	0.0%	19
Northeast Grants Pass	20	100.0%	0	0.0%	0	0.0%	20
Southwest Grants Pass	5	83.3%	1	16.7%	0	0.0%	6
Southeast Grants Pass	14	100.0%	0	0.0%	0	0.0%	14
Cave Junction	9	100.0%	0	0.0%	0	0.0%	9
Rural	79	98.8%	1	1.3%	0	0.0%	80
JOSEPHINE COUNTY TOTALS	146	98.6%	2	1.4%	0	0.0%	148

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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