



JOSEPHINE CO EXISTING URBAN HOME SALES - July 1, 2020 through September 30, 2020

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2019 vs Sep 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	57	57	45	41	\$180,000	\$271,000	\$324,500	80.3%	19.7%	\$277,259	\$346,450
Northeast Grants Pass	37	31	50	50	\$172,250	\$285,000	\$286,000	66.0%	0.4%	\$282,000	\$309,750
Southwest Grants Pass	53	43	35	26	\$203,500	\$285,000	\$320,000	57.2%	12.3%	\$310,000	\$331,900
Southeast Grants Pass	43	54	45	51	\$210,000	\$295,900	\$302,250	43.9%	2.1%	\$307,500	\$312,000
Cave Junction	6	10	34	62	\$144,000	\$178,500	\$227,500	58.0%	27.5%	N/A	N/A
URBAN TOTALS	196	195	43	43	\$188,500	\$282,000	\$308,000	63.4%	9.2%	\$292,500	\$321,750

JOSEPHINE CO NEW URBAN HOME SALES - July 1, 2020 through September 30, 2020

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2019 vs Sep 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	4	8	100	40	\$206,000	\$302,900	\$391,746	90.2%	29.3%	N/A	\$353,592
Northeast Grants Pass	1	4	N/A	81	\$225,000	N/A	\$330,000	46.7%	N/A	N/A	N/A
Southwest Grants Pass	1	1	N/A	N/A	\$246,500	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	5	2	40	N/A	N/A	\$295,900	N/A	N/A	N/A	N/A	N/A
Cave Junction	4	3	149	88	N/A	\$260,675	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	15	18	86	56	\$231,000	\$295,900	\$329,500	42.6%	11.4%	\$295,900	\$330,000

JOSEPHINE CO RURAL HOME SALES - July 1, 2020 through September 30, 2020

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2019 vs Sep 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	102	103	55	51	\$285,950	\$343,500	\$400,000	39.9%	16.4%	\$383,250	\$410,000
5 - 10 Acres	40	40	102	87	\$336,950	\$397,500	\$414,150	22.9%	4.2%	\$360,000	\$393,500
Over 10 Acres	18	26	170	75	\$320,000	\$720,000	\$552,500	72.7%	-23.3%	\$1,030,000	\$756,000
RURAL TOTALS	160	169	80	63	\$302,450	\$369,500	\$430,000	42.2%	16.4%	\$418,000	\$424,000

RESIDENTIAL INVENTORY

Area	Active As Of 09/30/19	Active As Of 09/30/20	% Change
Northwest Grants Pass	28	24	-14.3%
Northeast Grants Pass	33	19	-42.4%
Southwest Grants Pass	29	9	-69.0%
Southeast Grants Pass	34	13	-61.8%
Cave Junction	18	11	-38.9%
Rural	221	78	-64.7%
JOSEPHINE COUNTY TOTALS	363	154	-57.6%

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 - July 1, 2020 through September 30, 2020

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30			Sep 2019 vs Sep 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Northwest Grants Pass	1	1	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	1	0	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	5	2	47	N/A	\$251,000	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - July 1, 2020 through September 30, 2020

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jul 1 - Sep 30							Jul 1 - Sep 30				Jul 1 - Sep 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	56	98.2%	1	1.8%	0	0.0%	57	41	N/A	N/A	41	\$321,750	N/A	N/A	\$324,500
Northeast Grants Pass	31	100.0%	0	0.0%	0	0.0%	31	50	N/A	N/A	50	\$286,000	N/A	N/A	\$286,000
Southwest Grants Pass	43	100.0%	0	0.0%	0	0.0%	43	26	N/A	N/A	26	\$320,000	N/A	N/A	\$320,000
Southeast Grants Pass	53	98.1%	1	1.9%	0	0.0%	54	51	N/A	N/A	51	\$305,000	N/A	N/A	\$302,250
Cave Junction	10	100.0%	0	0.0%	0	0.0%	10	62	N/A	N/A	62	\$227,500	N/A	N/A	\$227,500
URBAN TOTALS	193	99.0%	2	1.0%	0	0.0%	195	43	N/A	N/A	43	\$308,000	N/A	N/A	\$308,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 09/30/20

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	24	100.0%	0	0.0%	0	0.0%	24
Northeast Grants Pass	19	100.0%	0	0.0%	0	0.0%	19
Southwest Grants Pass	9	100.0%	0	0.0%	0	0.0%	9
Southeast Grants Pass	13	100.0%	0	0.0%	0	0.0%	13
Cave Junction	10	90.9%	1	9.1%	0	0.0%	11
Rural	77	98.7%	1	1.3%	0	0.0%	78
JOSEPHINE COUNTY TOTALS	152	98.7%	2	1.3%	0	0.0%	154

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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