

**JOSEPHINE CO EXISTING URBAN HOME SALES - November 1, 2019 through January 31, 2020**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2019 vs Jan 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	40	51	54	42	\$275,000	\$231,950	\$264,800	-3.7%	14.2%	\$250,500	\$232,500
Northeast Grants Pass	24	32	55	57	\$174,000	\$235,750	\$268,250	54.2%	13.8%	\$255,250	\$267,450
Southwest Grants Pass	30	31	39	54	\$179,900	\$272,500	\$288,500	60.4%	5.9%	\$265,000	\$310,000
Southeast Grants Pass	26	26	53	66	\$175,000	\$267,000	\$302,000	72.6%	13.1%	\$289,500	\$292,500
Illinois Vly/Cave Jct	9	12	39	78	N/A	\$165,500	\$176,750	N/A	6.8%	\$145,000	\$207,500
<b>URBAN TOTALS</b>	<b>129</b>	<b>152</b>	<b>50</b>	<b>55</b>	<b>\$183,500</b>	<b>\$247,900</b>	<b>\$275,000</b>	<b>49.9%</b>	<b>10.9%</b>	<b>\$248,950</b>	<b>\$250,931</b>

**JOSEPHINE CO NEW URBAN HOME SALES - November 1, 2019 through January 31, 2020**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2019 vs Jan 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	0	0	N/A	N/A	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	N/A	N/A
Southwest Grants Pass	5	2	17	N/A	\$205,600	\$305,000	N/A	N/A	N/A	\$307,500	N/A
Southeast Grants Pass	4	4	86	113	N/A	\$387,500	\$436,075	N/A	12.5%	N/A	N/A
Illinois Vly/Cave Jct	2	6	N/A	54	N/A	N/A	\$249,400	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>11</b>	<b>12</b>	<b>43</b>	<b>76</b>	<b>\$208,500</b>	<b>\$305,000</b>	<b>\$292,450</b>	<b>40.3%</b>	<b>-4.1%</b>	<b>\$307,500</b>	<b>\$289,900</b>

**JOSEPHINE CO RURAL HOME SALES - November 1, 2019 through January 31, 2020**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2019 vs Jan 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	57	56	68	62	\$195,000	\$314,000	\$288,250	47.8%	-8.2%	\$309,625	\$288,000
5 - 10 Acres	37	33	88	70	\$235,000	\$332,500	\$349,900	48.9%	5.2%	\$259,750	\$394,000
Over 10 Acres	13	18	198	130	\$281,971	\$474,000	\$447,500	58.7%	-5.6%	\$520,750	\$400,000
<b>RURAL TOTALS</b>	<b>107</b>	<b>107</b>	<b>91</b>	<b>76</b>	<b>\$220,000</b>	<b>\$325,000</b>	<b>\$320,000</b>	<b>45.5%</b>	<b>-1.5%</b>	<b>\$308,250</b>	<b>\$330,000</b>

**ALL HOMES ON MARKET (includes rural)**

Area	Active 01/31/19	Active 01/31/20	% Change
Northwest Grants Pass	79	53	-32.9%
Northeast Grants Pass	31	20	-35.5%
Southwest Grants Pass	60	35	-41.7%
Southeast Grants Pass	46	40	-13.0%
Illinois Vly/Cave Jct	73	34	-53.4%
Other Areas	132	109	-17.4%
<b>COUNTY TOTALS</b>	<b>429</b>	<b>298</b>	<b>-30.5%</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 [roguevalleyrealtors.org](http://roguevalleyrealtors.org).



**JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - November 1, 2019 through January 31, 2020**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2019 vs Jan 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Northwest Grants Pass	1	3	N/A	15	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	0	2	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	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Illinois Vly/Cave Jct	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>4</b>	<b>8</b>	<b>33</b>	<b>25</b>	<b>\$215,200</b>	<b>\$177,000</b>	<b>-17.8%</b>	<b>N/A</b>	<b>\$158,000</b>

**JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2019 through January 31, 2020**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Northwest Grants Pass	48	94.1%	2	3.9%	1	2.0%	51	44	N/A	N/A	42	\$267,100	N/A	N/A	\$264,800
Northeast Grants Pass	30	93.8%	1	3.1%	1	3.1%	32	60	N/A	N/A	57	\$277,500	N/A	N/A	\$268,250
Southwest Grants Pass	31	100.0%	0	0.0%	0	0.0%	31	54	N/A	N/A	54	\$288,500	N/A	N/A	\$288,500
Southeast Grants Pass	24	92.3%	2	7.7%	0	0.0%	26	69	N/A	N/A	66	\$321,000	N/A	N/A	\$302,000
Illinois Vly/Cave Jct	11	91.7%	1	8.3%	0	0.0%	12	79	N/A	N/A	78	\$183,500	N/A	N/A	\$176,750
<b>URBAN TOTALS</b>	<b>144</b>	<b>94.7%</b>	<b>6</b>	<b>3.9%</b>	<b>2</b>	<b>1.3%</b>	<b>152</b>	<b>56</b>	<b>30</b>	<b>N/A</b>	<b>55</b>	<b>\$279,500</b>	<b>\$158,000</b>	<b>N/A</b>	<b>\$275,000</b>

**ALL HOMES ON MARKET (including rural) - 01/31/20**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Northwest Grants Pass	51	96.2%	2	3.8%	0	0.0%	53
Northeast Grants Pass	19	95.0%	1	5.0%	0	0.0%	20
Southwest Grants Pass	33	94.3%	2	5.7%	0	0.0%	35
Southeast Grants Pass	38	95.0%	1	2.5%	1	2.5%	40
Illinois Vly/Cave Jct	33	97.1%	1	2.9%	0	0.0%	34
Other Areas	104	95.4%	5	4.6%	0	0.0%	109
<b>COUNTY TOTALS</b>	<b>284</b>	<b>95.3%</b>	<b>13</b>	<b>4.4%</b>	<b>1</b>	<b>0.3%</b>	<b>298</b>

REO/Short sales and inventories are not foreclosure rates.

"Normal" 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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