



JOSEPHINE CO EXISTING URBAN HOME SALES - May 1, 2020 through July 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 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	56	52	48	41	\$185,000	\$254,000	\$268,450	45.1%	5.7%	\$274,000	\$295,000
Northeast Grants Pass	34	29	55	39	\$164,900	\$261,500	\$239,000	44.9%	-8.6%	\$297,000	\$232,000
Southwest Grants Pass	43	37	51	28	\$204,500	\$279,000	\$295,000	44.3%	5.7%	\$280,000	\$319,990
Southeast Grants Pass	44	35	43	46	\$210,500	\$287,000	\$295,000	40.1%	2.8%	\$283,500	\$290,000
Cave Junction	11	9	98	59	\$144,000	\$210,000	\$224,500	55.9%	6.9%	N/A	N/A
<b>URBAN TOTALS</b>	<b>188</b>	<b>162</b>	<b>52</b>	<b>40</b>	<b>\$186,000</b>	<b>\$269,000</b>	<b>\$277,000</b>	<b>48.9%</b>	<b>3.0%</b>	<b>\$279,950</b>	<b>\$285,000</b>

JOSEPHINE CO NEW URBAN HOME SALES - May 1, 2020 through July 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	1	3	N/A	29	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	1	0	N/A	N/A	\$238,900	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	5	4	97	51	N/A	\$253,450	\$267,450	N/A	5.5%	N/A	N/A
<b>URBAN TOTALS</b>	<b>11</b>	<b>8</b>	<b>106</b>	<b>45</b>	<b>\$231,450</b>	<b>\$276,000</b>	<b>\$284,000</b>	<b>22.7%</b>	<b>2.9%</b>	<b>\$280,000</b>	<b>N/A</b>

JOSEPHINE CO RURAL HOME SALES - May 1, 2020 through July 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 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	104	83	70	47	\$264,000	\$369,450	\$378,000	43.2%	2.3%	\$340,000	\$399,750
5 - 10 Acres	41	42	151	74	\$340,000	\$355,000	\$387,500	14.0%	9.2%	\$442,500	\$401,650
Over 10 Acres	18	25	166	70	\$360,000	\$479,500	\$535,000	48.6%	11.6%	\$459,000	\$547,950
<b>RURAL TOTALS</b>	<b>163</b>	<b>150</b>	<b>101</b>	<b>58</b>	<b>\$312,000</b>	<b>\$375,000</b>	<b>\$402,500</b>	<b>29.0%</b>	<b>7.3%</b>	<b>\$375,000</b>	<b>\$421,150</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 07/31/19	Active As Of 07/31/20	% Change
Northwest Grants Pass	34	31	-8.8%
Northeast Grants Pass	26	15	-42.3%
Southwest Grants Pass	32	10	-68.8%
Southeast Grants Pass	25	13	-48.0%
Cave Junction	9	10	11.1%
Rural	256	96	-62.5%
<b>JOSEPHINE COUNTY TOTALS</b>	<b>382</b>	<b>175</b>	<b>-54.2%</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 [roguvalleyrealtors.org](http://roguvalleyrealtors.org).

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**JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - May 1, 2020 through July 31, 2020**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2019 vs Jul 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Northwest Grants Pass	2	2	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	1	1	N/A	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
Cave Junction	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>6</b>	<b>3</b>	<b>61</b>	<b>50</b>	<b>\$182,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

**JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - May 1, 2020 through July 31, 2020**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	May 1 - Jul 31							May 1 - Jul 31				May 1 - Jul 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	50	96.2%	2	3.8%	0	0.0%	52	40	N/A	N/A	41	\$268,450	N/A	N/A	<b>\$268,450</b>
Northeast Grants Pass	29	100.0%	0	0.0%	0	0.0%	29	39	N/A	N/A	39	\$239,000	N/A	N/A	<b>\$239,000</b>
Southwest Grants Pass	36	97.3%	1	2.7%	0	0.0%	37	28	N/A	N/A	28	\$295,000	N/A	N/A	<b>\$295,000</b>
Southeast Grants Pass	35	100.0%	0	0.0%	0	0.0%	35	46	N/A	N/A	46	\$295,000	N/A	N/A	<b>\$295,000</b>
Cave Junction	9	100.0%	0	0.0%	0	0.0%	9	59	N/A	N/A	59	\$224,500	N/A	N/A	<b>\$224,500</b>
<b>URBAN TOTALS</b>	<b>159</b>	<b>98.1%</b>	<b>3</b>	<b>1.9%</b>	<b>0</b>	<b>0.0%</b>	<b>162</b>	<b>39</b>	<b>N/A</b>	<b>N/A</b>	<b>40</b>	<b>\$277,500</b>	<b>N/A</b>	<b>N/A</b>	<b>\$277,000</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 07/31/20**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	31	100.0%	0	0.0%	0	0.0%	31
Northeast Grants Pass	15	100.0%	0	0.0%	0	0.0%	15
Southwest Grants Pass	9	90.0%	1	10.0%	0	0.0%	10
Southeast Grants Pass	13	100.0%	0	0.0%	0	0.0%	13
Cave Junction	10	100.0%	0	0.0%	0	0.0%	10
Rural	95	99.0%	1	1.0%	0	0.0%	96
<b>JOSEPHINE COUNTY TOTALS</b>	<b>173</b>	<b>98.9%</b>	<b>2</b>	<b>1.1%</b>	<b>0</b>	<b>0.0%</b>	<b>175</b>

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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