



**JOSEPHINE CO EXISTING URBAN HOME SALES - December 1, 2019 through February 29, 2020**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29					Feb 2019 vs Feb 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	29	40	60	40	\$287,000	\$228,900	\$241,795	-15.8%	5.6%	\$225,500	\$243,695
Northeast Grants Pass	25	29	50	50	\$174,000	\$237,800	\$228,000	31.0%	-4.1%	\$238,400	\$225,000
Southwest Grants Pass	22	29	41	63	\$185,000	\$265,000	\$283,900	53.5%	7.1%	\$290,750	\$277,500
Southeast Grants Pass	22	24	64	70	\$175,000	\$272,000	\$290,000	65.7%	6.6%	\$225,500	\$265,500
Illinois Vly/Cave Jct	12	11	45	86	\$142,000	\$177,500	\$170,000	19.7%	-4.2%	\$175,000	N/A
<b>URBAN TOTALS</b>	<b>110</b>	<b>133</b>	<b>53</b>	<b>56</b>	<b>\$182,000</b>	<b>\$241,700</b>	<b>\$250,000</b>	<b>37.4%</b>	<b>3.4%</b>	<b>\$234,400</b>	<b>\$243,800</b>

**JOSEPHINE CO NEW URBAN HOME SALES - December 1, 2019 through February 29, 2020**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29					Feb 2019 vs Feb 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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	6	2	30	N/A	\$205,600	\$296,250	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	4	4	87	114	N/A	\$344,500	\$436,075	N/A	26.6%	N/A	N/A
Illinois Vly/Cave Jct	3	6	23	54	N/A	N/A	\$249,400	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>14</b>	<b>12</b>	<b>51</b>	<b>76</b>	<b>\$208,500</b>	<b>\$288,250</b>	<b>\$292,450</b>	<b>40.3%</b>	<b>1.5%</b>	<b>\$282,450</b>	<b>N/A</b>

**JOSEPHINE CO RURAL HOME SALES - December 1, 2019 through February 29, 2020**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29					Feb 2019 vs Feb 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	52	54	71	78	\$199,000	\$301,625	\$290,000	45.7%	-3.9%	\$299,000	\$294,000
5 - 10 Acres	29	27	94	87	\$245,000	\$306,500	\$375,000	53.1%	22.3%	\$332,000	\$375,000
Over 10 Acres	15	14	193	176	\$295,000	\$567,500	\$517,500	75.4%	-8.8%	\$794,705	\$425,000
<b>RURAL TOTALS</b>	<b>96</b>	<b>95</b>	<b>97</b>	<b>95</b>	<b>\$230,000</b>	<b>\$315,000</b>	<b>\$324,000</b>	<b>40.9%</b>	<b>2.9%</b>	<b>\$315,000</b>	<b>\$324,500</b>

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

Area	Active 02/28/19	Active 02/29/20	% Change
Northwest Grants Pass	76	55	-27.6%
Northeast Grants Pass	28	24	-14.3%
Southwest Grants Pass	60	34	-43.3%
Southeast Grants Pass	51	38	-25.5%
Illinois Vly/Cave Jct	61	38	-37.7%
Other Areas	131	103	-21.4%
<b>COUNTY TOTALS</b>	<b>414</b>	<b>300</b>	<b>-27.5%</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 [roquevalleyrealtors.org](http://roquevalleyrealtors.org).

**JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - December 1, 2019 through February 29, 2020**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29			Feb 2019 vs Feb 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Northwest Grants Pass	2	3	N/A	17	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	0	1	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	0	3	N/A	58	N/A	N/A	N/A	N/A	N/A
Illinois Vly/Cave Jct	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>4</b>	<b>9</b>	<b>51</b>	<b>49</b>	<b>\$187,600</b>	<b>\$166,250</b>	<b>-11.4%</b>	<b>N/A</b>	<b>N/A</b>

**JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2019 through February 29, 2020**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 29							Dec 1 - Feb 29				Dec 1 - Feb 29			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Northwest Grants Pass	37	92.5%	3	7.5%	0	0.0%	<b>40</b>	42	N/A	N/A	<b>40</b>	\$243,800	N/A	N/A	<b>\$241,795</b>
Northeast Grants Pass	28	96.6%	1	3.4%	0	0.0%	<b>29</b>	51	N/A	N/A	<b>50</b>	\$234,000	N/A	N/A	<b>\$228,000</b>
Southwest Grants Pass	29	100.0%	0	0.0%	0	0.0%	<b>29</b>	63	N/A	N/A	<b>63</b>	\$283,900	N/A	N/A	<b>\$283,900</b>
Southeast Grants Pass	21	87.5%	3	12.5%	0	0.0%	<b>24</b>	71	N/A	N/A	<b>70</b>	\$295,000	N/A	N/A	<b>\$290,000</b>
Illinois Vly/Cave Jct	9	81.8%	2	18.2%	0	0.0%	<b>11</b>	83	N/A	N/A	<b>86</b>	\$183,500	N/A	N/A	<b>\$170,000</b>
<b>URBAN TOTALS</b>	<b>124</b>	<b>93.2%</b>	<b>9</b>	<b>6.8%</b>	<b>0</b>	<b>0.0%</b>	<b>133</b>	<b>57</b>	<b>49</b>	<b>N/A</b>	<b>56</b>	<b>\$258,500</b>	<b>\$166,250</b>	<b>N/A</b>	<b>\$250,000</b>

**ALL HOMES ON MARKET (including rural) - 02/29/20**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Northwest Grants Pass	55	100.0%	0	0.0%	0	0.0%	<b>55</b>
Northeast Grants Pass	24	100.0%	0	0.0%	0	0.0%	<b>24</b>
Southwest Grants Pass	33	97.1%	1	2.9%	0	0.0%	<b>34</b>
Southeast Grants Pass	35	92.1%	2	5.3%	1	2.6%	<b>38</b>
Illinois Vly/Cave Jct	37	97.4%	1	2.6%	0	0.0%	<b>38</b>
Other Areas	98	95.1%	5	4.9%	0	0.0%	<b>103</b>
<b>COUNTY TOTALS</b>	<b>290</b>	<b>96.7%</b>	<b>9</b>	<b>3.0%</b>	<b>1</b>	<b>0.3%</b>	<b>300</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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