



**JOSEPHINE CO EXISTING URBAN HOME SALES - February 1, 2020 through April 30, 2020**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2019 vs Apr 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	39	58	42	\$164,000	\$246,000	\$242,000	47.6%	-1.6%	\$253,000	\$240,000
Northeast Grants Pass	32	27	51	38	\$171,450	\$234,000	\$262,000	52.8%	12.0%	\$242,500	\$267,000
Southwest Grants Pass	35	35	55	38	\$200,000	\$276,000	\$280,000	40.0%	1.4%	\$284,500	\$274,900
Southeast Grants Pass	29	28	42	39	\$190,000	\$264,900	\$290,000	52.6%	9.5%	\$295,000	\$270,000
Cave Junction	16	10	105	39	\$142,000	\$207,500	\$179,750	26.6%	-13.4%	\$210,000	\$195,000
<b>URBAN TOTALS</b>	<b>136</b>	<b>129</b>	<b>52</b>	<b>40</b>	<b>\$181,400</b>	<b>\$253,325</b>	<b>\$274,900</b>	<b>51.5%</b>	<b>8.5%</b>	<b>\$262,500</b>	<b>\$262,000</b>

**JOSEPHINE CO NEW URBAN HOME SALES - February 1, 2020 through April 30, 2020**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2019 vs Apr 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	3	1	58	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	3	1	101	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	4	2	29	N/A	N/A	\$305,250	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	3	1	125	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	2	7	N/A	25	N/A	N/A	\$283,650	N/A	N/A	N/A	\$283,650
<b>URBAN TOTALS</b>	<b>15</b>	<b>12</b>	<b>66</b>	<b>29</b>	<b>\$234,763</b>	<b>\$299,000</b>	<b>\$310,750</b>	<b>32.4%</b>	<b>3.9%</b>	<b>\$296,500</b>	<b>\$304,728</b>

**JOSEPHINE CO RURAL HOME SALES - February 1, 2020 through April 30, 2020**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2019 vs Apr 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	68	50	73	85	\$236,000	\$353,500	\$360,500	52.8%	2.0%	\$358,000	\$392,500
5 - 10 Acres	30	30	112	112	\$265,000	\$359,650	\$395,000	49.1%	9.8%	\$415,000	\$373,500
Over 10 Acres	12	22	188	178	\$410,000	\$622,205	\$519,650	26.7%	-16.5%	\$575,000	\$660,000
<b>RURAL TOTALS</b>	<b>110</b>	<b>102</b>	<b>96</b>	<b>113</b>	<b>\$257,500</b>	<b>\$360,425</b>	<b>\$408,250</b>	<b>58.5%</b>	<b>13.3%</b>	<b>\$384,900</b>	<b>\$397,500</b>

**RESIDENTIAL INVENTORY**

Area	Active As Of 04/30/19	Active As Of 04/30/20	% Change
Northwest Grants Pass	51	35	-31.4%
Northeast Grants Pass	27	25	-7.4%
Southwest Grants Pass	28	13	-53.6%
Southeast Grants Pass	29	27	-6.9%
Cave Junction	18	18	0.0%
Other Areas	240	154	-35.8%
<b>JOSEPHINE COUNTY TOTALS</b>	<b>393</b>	<b>272</b>	<b>-30.8%</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).