



**JOSEPHINE CO EXISTING URBAN HOME SALES - May 1, 2019 through July 31, 2019**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2018 vs Jul 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	49	54	30	40	\$193,600	\$245,000	\$264,500	36.6%	8.0%	\$245,000	\$274,000
Northeast Grants Pass	39	31	30	45	\$164,500	\$238,000	\$259,000	57.4%	8.8%	\$233,334	\$285,000
Southwest Grants Pass	43	40	24	49	\$169,000	\$284,900	\$275,000	62.7%	-3.5%	\$289,000	\$279,900
Southeast Grants Pass	39	40	23	39	\$175,000	\$263,000	\$283,500	62.0%	7.8%	\$269,000	\$292,500
Illinois Vly/Cave Jct	12	9	33	95	\$138,950	\$175,450	\$207,000	49.0%	18.0%	N/A	N/A
<b>URBAN TOTALS</b>	<b>182</b>	<b>174</b>	<b>27</b>	<b>46</b>	<b>\$168,200</b>	<b>\$255,000</b>	<b>\$269,000</b>	<b>59.9%</b>	<b>5.5%</b>	<b>\$260,000</b>	<b>\$279,900</b>

**JOSEPHINE CO NEW URBAN HOME SALES - May 1, 2019 through July 31, 2019**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2018 vs Jul 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	2	3	N/A	62	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	N/A	N/A
Illinois Vly/Cave Jct	0	3	N/A	161	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>63</b>	<b>121</b>	<b>\$231,400</b>	<b>\$325,000</b>	<b>\$298,500</b>	<b>29.0%</b>	<b>-8.2%</b>	<b>N/A</b>	<b>\$280,000</b>

**JOSEPHINE CO RURAL HOME SALES - May 1, 2019 through July 31, 2019**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2018 vs Jul 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	77	101	43	63	\$219,000	\$310,000	\$324,900	48.4%	4.8%	\$305,000	\$308,500
5 - 10 Acres	40	47	80	119	\$219,000	\$296,250	\$319,000	45.7%	7.7%	\$346,300	\$360,000
Over 10 Acres	11	18	96	150	\$284,000	\$385,000	\$420,000	47.9%	9.1%	\$325,000	\$390,000
<b>RURAL TOTALS</b>	<b>128</b>	<b>166</b>	<b>59</b>	<b>89</b>	<b>\$228,750</b>	<b>\$310,000</b>	<b>\$327,500</b>	<b>43.2%</b>	<b>5.6%</b>	<b>\$305,000</b>	<b>\$327,450</b>

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

Area	Active 07/31/18	Active 07/31/19	% Change
Northwest Grants Pass	84	72	-14.3%
Northeast Grants Pass	46	40	-13.0%
Southwest Grants Pass	65	60	-7.7%
Southeast Grants Pass	48	55	14.6%
Illinois Vly/Cave Jct	80	57	-28.8%
Other Areas	198	180	-9.1%
<b>COUNTY TOTALS</b>	<b>527</b>	<b>472</b>	<b>-10.4%</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 - May 1, 2019 through July 31, 2019**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2018 vs Jul 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2018	Median \$ 2019	1-year % Change	Median \$	Median \$
Northwest Grants Pass	2	1	N/A	N/A	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	1	N/A	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
Illinois Vly/Cave Jct	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>5</b>	<b>4</b>	<b>22</b>	<b>82</b>	<b>\$200,000</b>	<b>\$154,105</b>	<b>-22.9%</b>	<b>N/A</b>	<b>N/A</b>

**JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - May 1, 2019 through July 31, 2019**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	May 1 - Jul 31							May 1 - Jul 31				May 1 - Jul 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Northwest Grants Pass	53	98.1%	1	1.9%	0	0.0%	<b>54</b>	38	N/A	N/A	<b>40</b>	\$269,000	N/A	N/A	<b>\$264,500</b>
Northeast Grants Pass	30	96.8%	1	3.2%	0	0.0%	<b>31</b>	46	N/A	N/A	<b>45</b>	\$261,500	N/A	N/A	<b>\$259,000</b>
Southwest Grants Pass	39	97.5%	1	2.5%	0	0.0%	<b>40</b>	47	N/A	N/A	<b>49</b>	\$276,000	N/A	N/A	<b>\$275,000</b>
Southeast Grants Pass	39	97.5%	1	2.5%	0	0.0%	<b>40</b>	39	N/A	N/A	<b>39</b>	\$282,000	N/A	N/A	<b>\$283,500</b>
Illinois Vly/Cave Jct	8	88.9%	1	11.1%	0	0.0%	<b>9</b>	98	N/A	N/A	<b>95</b>	\$208,500	N/A	N/A	<b>\$207,000</b>
<b>URBAN TOTALS</b>	<b>169</b>	<b>97.1%</b>	<b>5</b>	<b>2.9%</b>	<b>0</b>	<b>0.0%</b>	<b>174</b>	<b>45</b>	<b>68</b>	<b>N/A</b>	<b>46</b>	<b>\$269,900</b>	<b>\$155,000</b>	<b>N/A</b>	<b>\$269,000</b>

**ALL HOMES ON MARKET (including rural) - 07/31/19**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Northwest Grants Pass	72	100.0%	0	0.0%	0	0.0%	<b>72</b>
Northeast Grants Pass	40	100.0%	0	0.0%	0	0.0%	<b>40</b>
Southwest Grants Pass	59	98.3%	1	1.7%	0	0.0%	<b>60</b>
Southeast Grants Pass	52	94.5%	2	3.6%	1	1.8%	<b>55</b>
Illinois Vly/Cave Jct	54	94.7%	2	3.5%	1	1.8%	<b>57</b>
Other Areas	177	98.3%	3	1.7%	0	0.0%	<b>180</b>
<b>COUNTY TOTALS</b>	<b>462</b>	<b>97.9%</b>	<b>8</b>	<b>1.7%</b>	<b>2</b>	<b>0.4%</b>	<b>472</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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