



JOSEPHINE CO EXISTING URBAN HOME SALES - June 1, 2019 through August 31, 2019

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2018 vs Aug 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	50	49	38	41	\$210,000	\$249,000	\$280,000	33.3%	12.4%	\$266,000	\$285,000
Northeast Grants Pass	35	35	34	45	\$153,000	\$235,000	\$275,000	79.7%	17.0%	\$223,900	\$287,250
Southwest Grants Pass	42	46	29	27	\$175,000	\$289,000	\$279,950	60.0%	-3.1%	\$280,000	\$281,000
Southeast Grants Pass	42	41	32	50	\$182,500	\$258,000	\$289,000	58.4%	12.0%	\$255,000	\$295,900
Illinois Vly/Cave Jct	14	10	54	88	\$158,500	\$175,000	\$194,000	22.4%	10.9%	\$173,000	N/A
URBAN TOTALS	183	181	35	43	\$169,900	\$255,000	\$277,000	63.0%	8.6%	\$255,000	\$285,000

JOSEPHINE CO NEW URBAN HOME SALES - June 1, 2019 through August 31, 2019

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2018 vs Aug 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	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	5	4	15	50	N/A	\$290,000	\$298,950	N/A	3.1%	N/A	N/A
Southeast Grants Pass	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Illinois Vly/Cave Jct	0	4	N/A	132	N/A	N/A	\$256,725	N/A	N/A	N/A	N/A
URBAN TOTALS	7	12	43	88	\$228,200	\$290,000	\$296,450	29.9%	2.2%	\$292,950	\$298,900

JOSEPHINE CO RURAL HOME SALES - June 1, 2019 through August 31, 2019

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2018 vs Aug 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	78	107	44	54	\$220,050	\$308,000	\$306,000	39.1%	-0.6%	\$310,000	\$289,500
5 - 10 Acres	36	48	56	121	\$277,500	\$317,500	\$355,000	27.9%	11.8%	\$392,500	\$395,000
Over 10 Acres	14	16	113	108	\$315,000	\$380,000	\$645,000	104.8%	69.7%	\$435,000	\$575,000
RURAL TOTALS	128	171	55	78	\$230,000	\$315,000	\$320,000	39.1%	1.6%	\$325,000	\$310,900

ALL HOMES ON MARKET (includes rural)

Area	Active 08/31/18	Active 08/31/19	% Change
Northwest Grants Pass	83	69	-16.9%
Northeast Grants Pass	37	38	2.7%
Southwest Grants Pass	61	66	8.2%
Southeast Grants Pass	50	60	20.0%
Illinois Vly/Cave Jct	87	59	-32.2%
Other Areas	196	165	-15.8%
COUNTY TOTALS	524	466	-11.1%

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.

JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - June 1, 2019 through August 31, 2019

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2018 vs Aug 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2018	Median \$ 2019	1-year % Change	Median \$	Median \$
Northwest Grants Pass	1	1	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
Southwest Grants Pass	2	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
URBAN TOTALS	6	5	19	48	\$190,000	\$180,500	-5.0%	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2019 through August 31, 2019

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jun 1 - Aug 31							Jun 1 - Aug 31				Jun 1 - Aug 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Northwest Grants Pass	48	98.0%	1	2.0%	0	0.0%	49	41	N/A	N/A	41	\$282,500	N/A	N/A	\$280,000
Northeast Grants Pass	34	97.1%	1	2.9%	0	0.0%	35	47	N/A	N/A	45	\$277,450	N/A	N/A	\$275,000
Southwest Grants Pass	46	100.0%	0	0.0%	0	0.0%	46	27	N/A	N/A	27	\$279,950	N/A	N/A	\$279,950
Southeast Grants Pass	39	95.1%	2	4.9%	0	0.0%	41	49	N/A	N/A	50	\$291,000	N/A	N/A	\$289,000
Illinois Vly/Cave Jct	9	90.0%	1	10.0%	0	0.0%	10	90	N/A	N/A	88	\$203,000	N/A	N/A	\$194,000
URBAN TOTALS	176	97.2%	5	2.8%	0	0.0%	181	43	48	N/A	43	\$279,700	\$180,500	N/A	\$277,000

ALL HOMES ON MARKET (including rural) - 08/31/19

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Northwest Grants Pass	68	98.6%	1	1.4%	0	0.0%	69
Northeast Grants Pass	38	100.0%	0	0.0%	0	0.0%	38
Southwest Grants Pass	63	95.5%	3	4.5%	0	0.0%	66
Southeast Grants Pass	57	95.0%	2	3.3%	1	1.7%	60
Illinois Vly/Cave Jct	56	94.9%	3	5.1%	0	0.0%	59
Other Areas	160	97.0%	5	3.0%	0	0.0%	165
COUNTY TOTALS	451	96.8%	14	3.0%	1	0.2%	466

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.

©2019 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.