

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

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2018 vs Oct 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	51	56	49	44	\$200,000	\$272,000	\$262,000	31.0%	-3.7%	\$272,000	\$242,950
Northeast Grants Pass	43	36	43	28	\$149,000	\$247,500	\$272,500	82.9%	10.1%	\$245,250	\$241,000
Southwest Grants Pass	42	47	36	30	\$180,000	\$267,000	\$276,750	53.8%	3.7%	\$244,500	\$259,000
Southeast Grants Pass	44	34	44	47	\$195,250	\$249,500	\$295,450	51.3%	18.4%	\$245,000	\$298,450
Illinois Vly/Cave Jct	12	4	70	15	\$131,500	\$186,000	\$184,750	40.5%	-0.7%	N/A	N/A
<b>URBAN TOTALS</b>	<b>192</b>	<b>177</b>	<b>45</b>	<b>37</b>	<b>\$179,950</b>	<b>\$255,000</b>	<b>\$270,000</b>	<b>50.0%</b>	<b>5.9%</b>	<b>\$248,500</b>	<b>\$253,750</b>

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

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2018 vs Oct 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	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	4	4	10	19	N/A	\$282,950	\$299,400	N/A	5.8%	N/A	N/A
Southeast Grants Pass	4	3	57	13	N/A	\$322,450	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	N/A	N/A
<b>URBAN TOTALS</b>	<b>12</b>	<b>13</b>	<b>48</b>	<b>104</b>	<b>\$225,000</b>	<b>\$290,000</b>	<b>\$299,900</b>	<b>33.3%</b>	<b>3.4%</b>	<b>\$321,050</b>	<b>N/A</b>

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

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2018 vs Oct 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	79	89	59	47	\$258,500	\$305,000	\$320,000	23.8%	4.9%	\$315,000	\$345,000
5 - 10 Acres	31	38	51	108	\$280,000	\$385,000	\$350,000	25.0%	-9.1%	\$383,750	\$319,750
Over 10 Acres	14	21	101	171	\$257,500	\$405,000	\$630,000	144.7%	55.6%	\$472,500	\$500,000
<b>RURAL TOTALS</b>	<b>124</b>	<b>147</b>	<b>62</b>	<b>80</b>	<b>\$266,500</b>	<b>\$320,000</b>	<b>\$345,000</b>	<b>29.5%</b>	<b>7.8%</b>	<b>\$334,000</b>	<b>\$357,500</b>

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

Area	Active 10/31/18	Active 10/31/19	% Change
Northwest Grants Pass	86	57	-33.7%
Northeast Grants Pass	34	38	11.8%
Southwest Grants Pass	64	59	-7.8%
Southeast Grants Pass	47	49	4.3%
Illinois Vly/Cave Jct	77	51	-33.8%
Other Areas	178	139	-21.9%
<b>COUNTY TOTALS</b>	<b>492</b>	<b>397</b>	<b>-19.3%</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 - August 1, 2019 through October 31, 2019**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31			Oct 2018 vs Oct 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	3	0	10	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	3	0	69	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	2	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
<b>URBAN TOTALS</b>	<b>10</b>	<b>4</b>	<b>37</b>	<b>57</b>	<b>\$168,000</b>	<b>\$202,750</b>	<b>20.7%</b>	<b>\$168,000</b>	<b>N/A</b>

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

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Aug 1 - Oct 31							Aug 1 - Oct 31				Aug 1 - Oct 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Northwest Grants Pass	55	98.2%	1	1.8%	0	0.0%	<b>56</b>	44	N/A	N/A	<b>44</b>	\$265,000	N/A	N/A	<b>\$262,000</b>
Northeast Grants Pass	36	100.0%	0	0.0%	0	0.0%	<b>36</b>	28	N/A	N/A	<b>28</b>	\$272,500	N/A	N/A	<b>\$272,500</b>
Southwest Grants Pass	47	100.0%	0	0.0%	0	0.0%	<b>47</b>	30	N/A	N/A	<b>30</b>	\$276,750	N/A	N/A	<b>\$276,750</b>
Southeast Grants Pass	32	94.1%	2	5.9%	0	0.0%	<b>34</b>	44	N/A	N/A	<b>47</b>	\$301,700	N/A	N/A	<b>\$295,450</b>
Illinois Vly/Cave Jct	3	75.0%	1	25.0%	0	0.0%	<b>4</b>	N/A	N/A	N/A	<b>15</b>	N/A	N/A	N/A	<b>\$184,750</b>
<b>URBAN TOTALS</b>	<b>173</b>	<b>97.7%</b>	<b>4</b>	<b>2.3%</b>	<b>0</b>	<b>0.0%</b>	<b>177</b>	<b>36</b>	<b>57</b>	<b>N/A</b>	<b>37</b>	<b>\$275,000</b>	<b>\$202,750</b>	<b>N/A</b>	<b>\$270,000</b>

**ALL HOMES ON MARKET (including rural) - 10/31/19**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Northwest Grants Pass	56	98.2%	1	1.8%	0	0.0%	<b>57</b>
Northeast Grants Pass	37	97.4%	1	2.6%	0	0.0%	<b>38</b>
Southwest Grants Pass	58	98.3%	1	1.7%	0	0.0%	<b>59</b>
Southeast Grants Pass	45	91.8%	3	6.1%	1	2.0%	<b>49</b>
Illinois Vly/Cave Jct	48	94.1%	3	5.9%	0	0.0%	<b>51</b>
Other Areas	137	98.6%	2	1.4%	0	0.0%	<b>139</b>
<b>COUNTY TOTALS</b>	<b>385</b>	<b>97.0%</b>	<b>11</b>	<b>2.8%</b>	<b>1</b>	<b>0.3%</b>	<b>397</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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