



## Josephine County Residential Market Trends

**November 2019**

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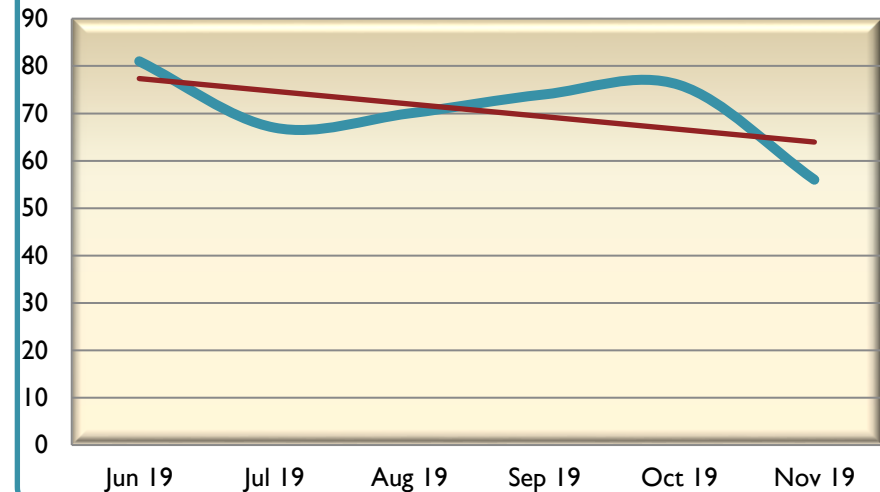
Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

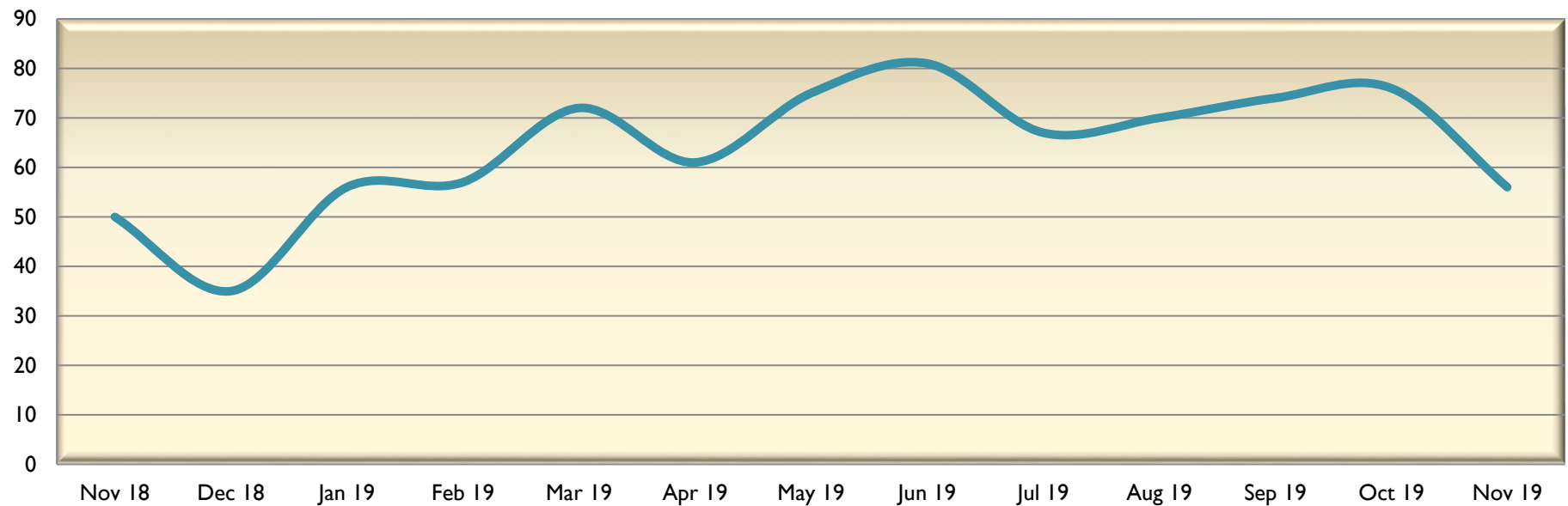
## Pending Sales

Area	Nov 18	Nov 19	Change
Northwest Grants Pass	19	14	-26.3%
Northeast Grants Pass	6	13	116.7%
Southwest Grants Pass	14	18	28.6%
Southeast Grants Pass	7	8	14.3%
Illinois Valley	4	3	-25.0%
<b>COUNTY TOTALS</b>	<b>50</b>	<b>56</b>	<b>12.0%</b>

### Six Month Trend



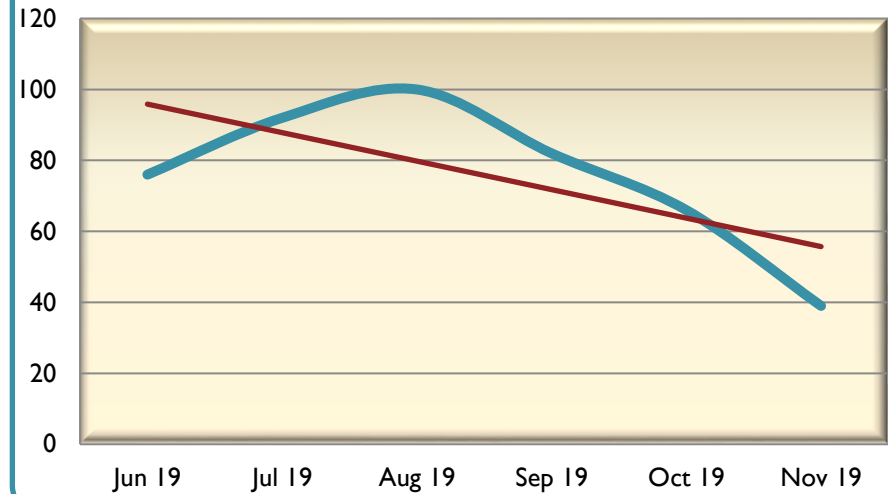
### Yearly Snapshot: Pending Sales



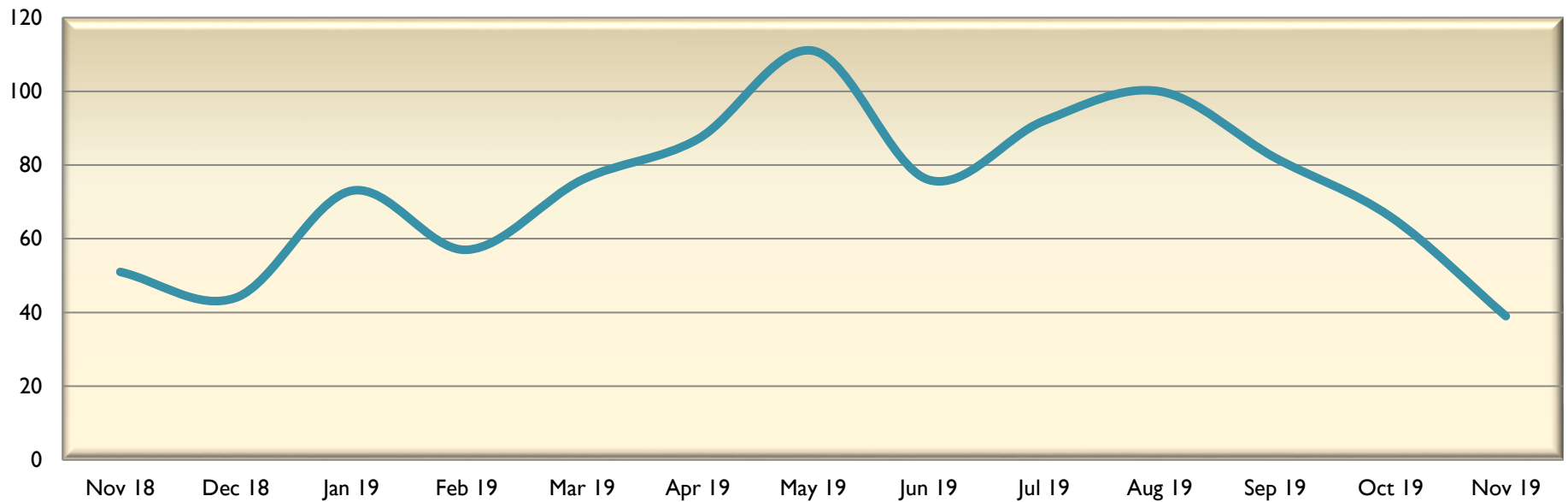
## New Listings

Area	Nov 18	Nov 19	Change
Northwest Grants Pass	11	16	45.5%
Northeast Grants Pass	10	4	-60.0%
Southwest Grants Pass	19	11	-42.1%
Southeast Grants Pass	8	6	-25.0%
Illinois Valley	3	2	-33.3%
<b>COUNTY TOTALS</b>	<b>51</b>	<b>39</b>	<b>-23.5%</b>

### Six Month Trend



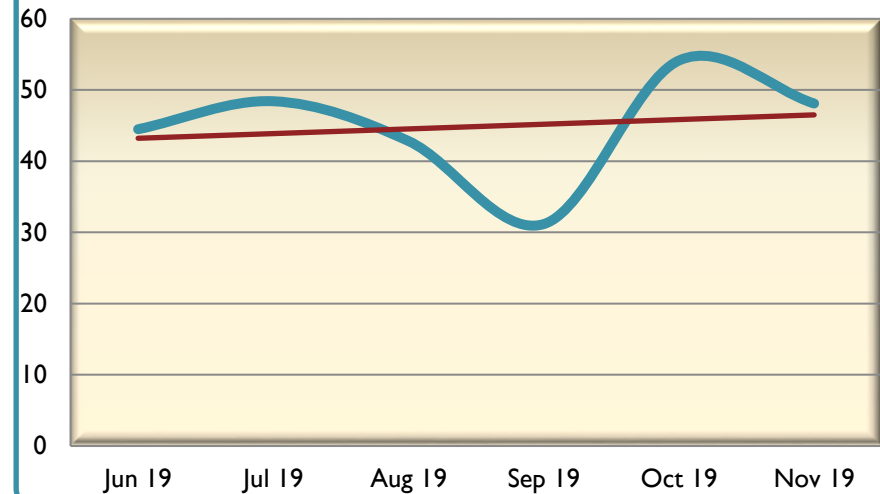
### Yearly Snapshot: New Listings



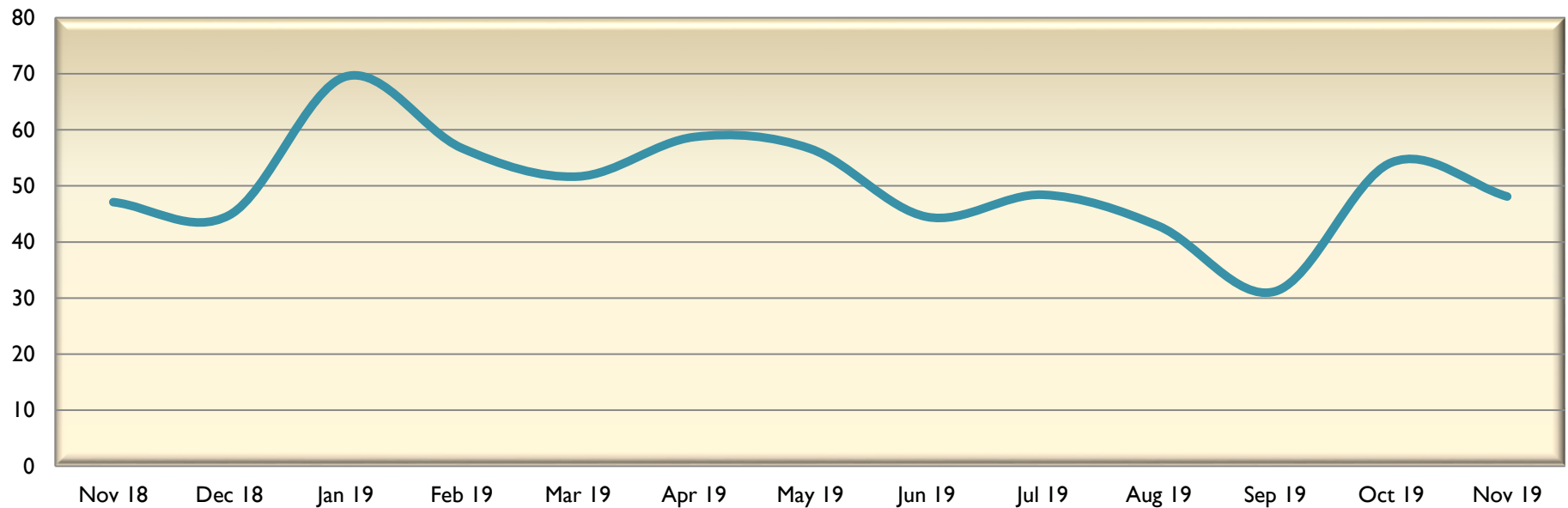
## Average Days on Market

Area	Nov 18	Nov 19	Change
Northwest Grants Pass	47	37	-21.3%
Northeast Grants Pass	57	49	-14.0%
Southwest Grants Pass	34	39	14.7%
Southeast Grants Pass	55	67	21.8%
Illinois Valley	73	39	-46.6%
<b>COUNTY TOTALS</b>	<b>47</b>	<b>48</b>	<b>2.1%</b>

### Six Month Trend

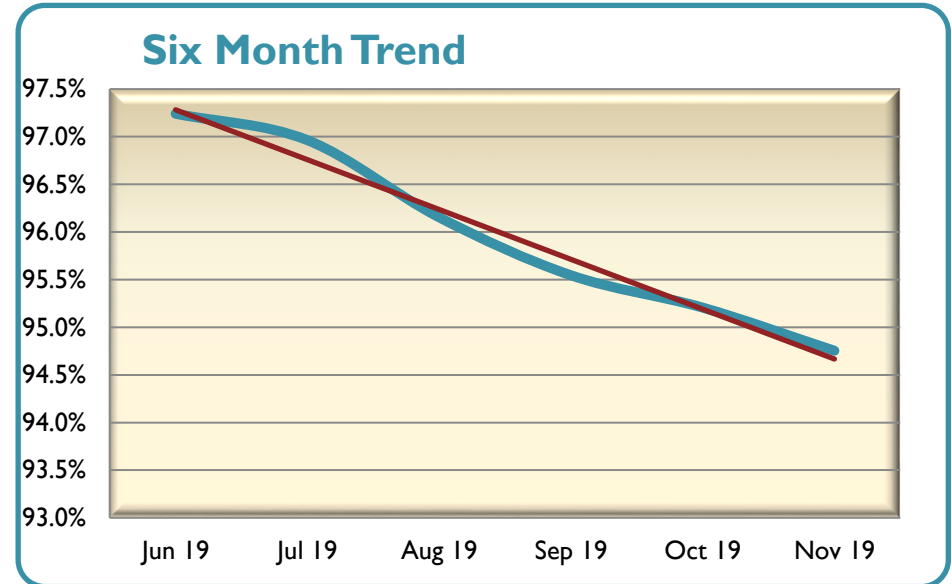


### Yearly Snapshot: Average Days on Market

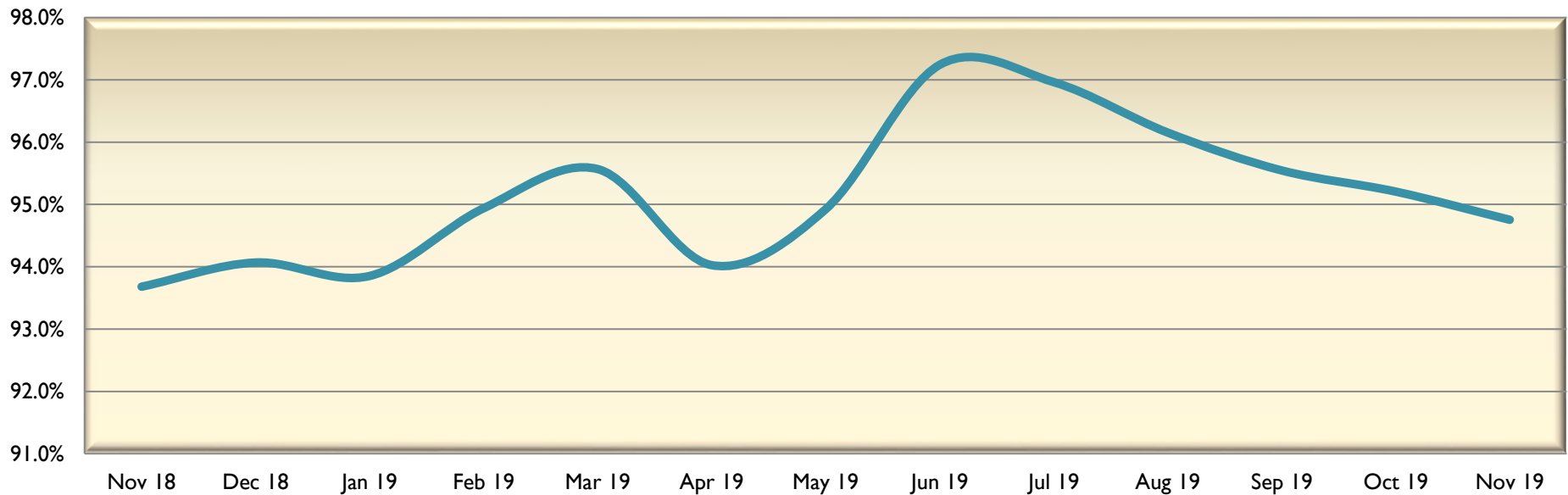


## Original List Price vs Selling Price

Area	Nov 18	Nov 19	Change
Northwest Grants Pass	91.8%	96.5%	5.2%
Northeast Grants Pass	94.2%	95.8%	1.7%
Southwest Grants Pass	95.9%	96.0%	0.2%
Southeast Grants Pass	92.7%	90.0%	-3.0%
Illinois Valley	97.4%	93.7%	-3.8%
<b>COUNTY TOTALS</b>	<b>93.7%</b>	<b>94.8%</b>	<b>1.1%</b>

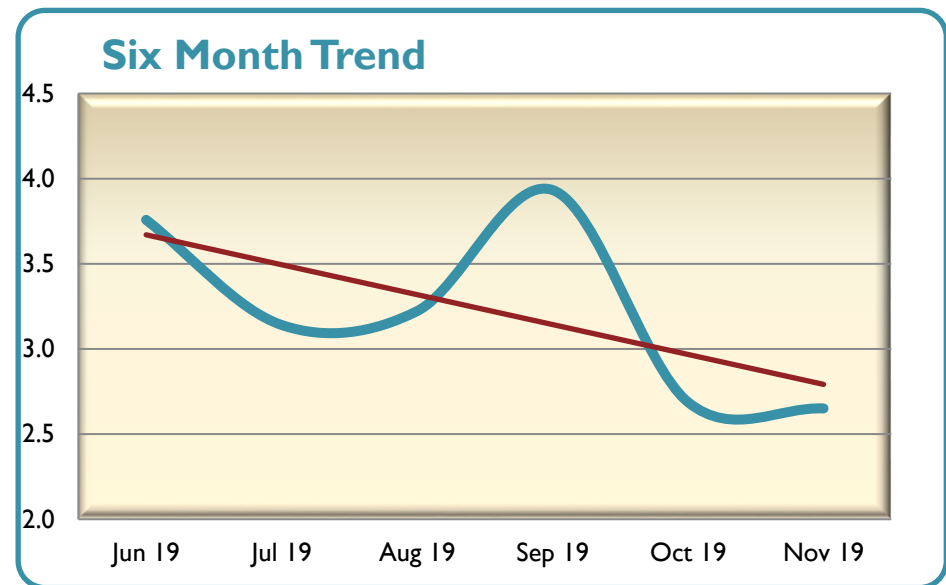


## Yearly Snapshot: Original List Price vs Selling Price

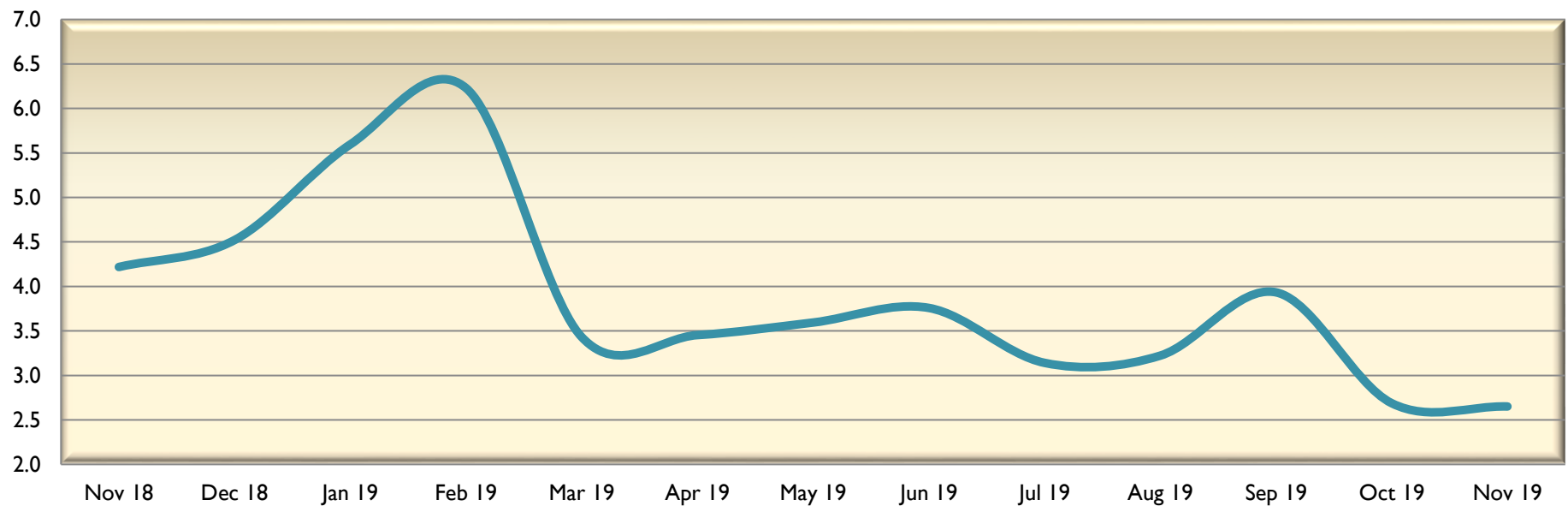


## Available Homes per Buyer

Area	Nov 18	Nov 19	Change
Northwest Grants Pass	3.9	2.0	-49.3%
Northeast Grants Pass	4.4	2.7	-39.3%
Southwest Grants Pass	3.7	3.0	-19.6%
Southeast Grants Pass	3.7	2.8	-25.0%
Illinois Valley	8.0	4.5	-43.8%
<b>COUNTY TOTALS</b>	<b>4.2</b>	<b>2.7</b>	<b>-37.2%</b>

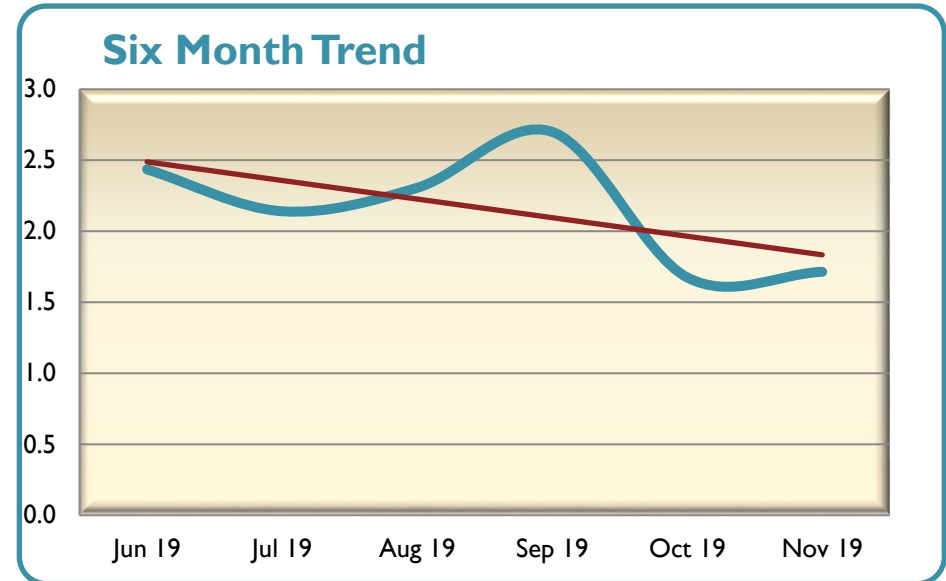


## Yearly Snapshot: Available Homes per Buyer

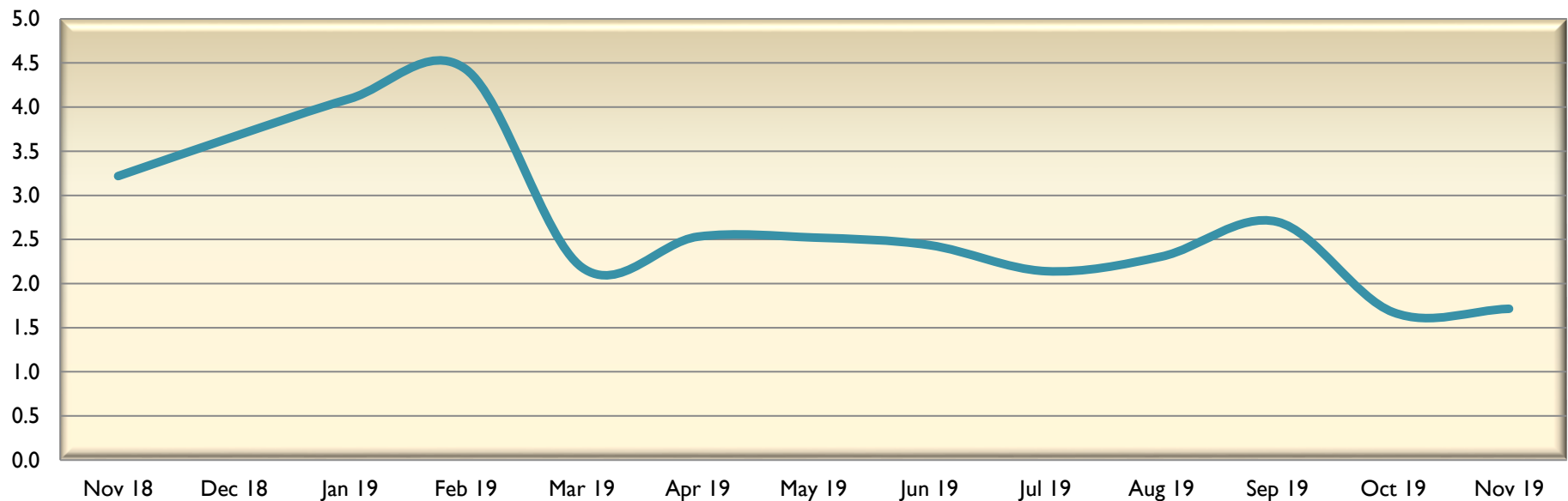


## Months Supply of Inventory

Area	Nov 18	Nov 19	Change
Northwest Grants Pass	2.8	1.4	-51.9%
Northeast Grants Pass	3.6	1.4	-60.6%
Southwest Grants Pass	2.7	1.8	-34.1%
Southeast Grants Pass	2.8	2.0	-28.0%
Illinois Valley	7.0	3.3	-53.6%
<b>COUNTY TOTALS</b>	<b>3.2</b>	<b>1.7</b>	<b>-46.7%</b>



## Yearly Snapshot: Months Supply of Inventory

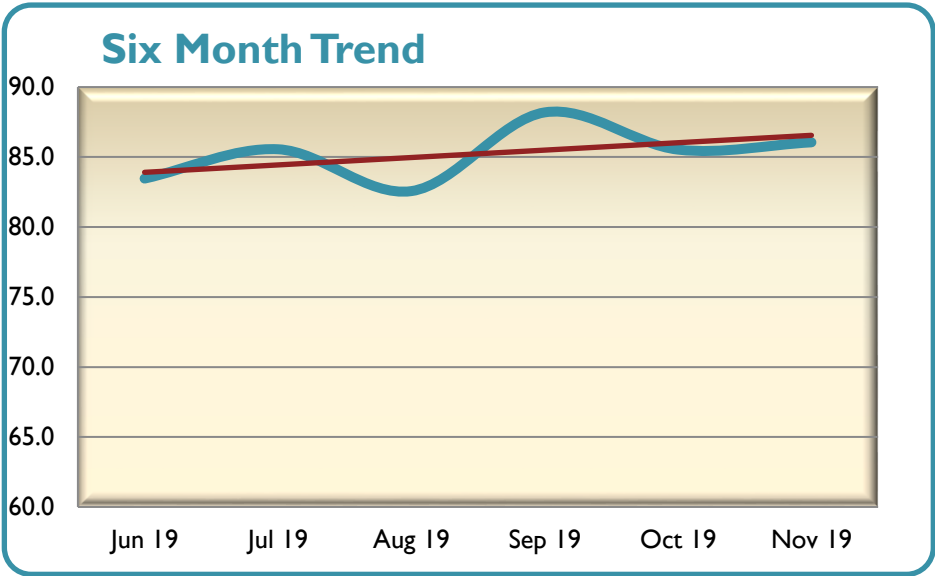


# Housing Affordability Index

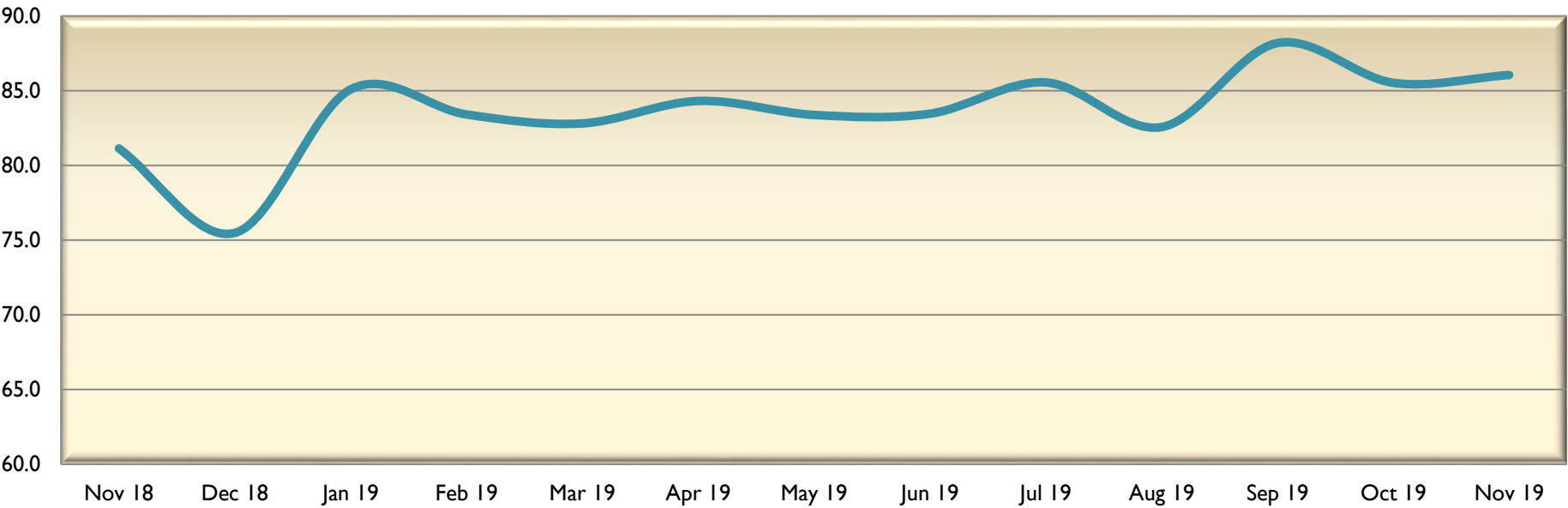


Josephine County	Nov 18	Nov 19	Change
	81.1	86.1	6.1%

The Housing Affordability Index (HAI) measures the ability of a family with median income to afford monthly mortgage payments on a median priced home. The HAI is calculated using the most recent census data for the area and average interest rates reported by Freddie Mac. Index values under 100 indicate less affordability, while values over 100 show increased affordability.



## Yearly Snapshot: Housing Affordability Index

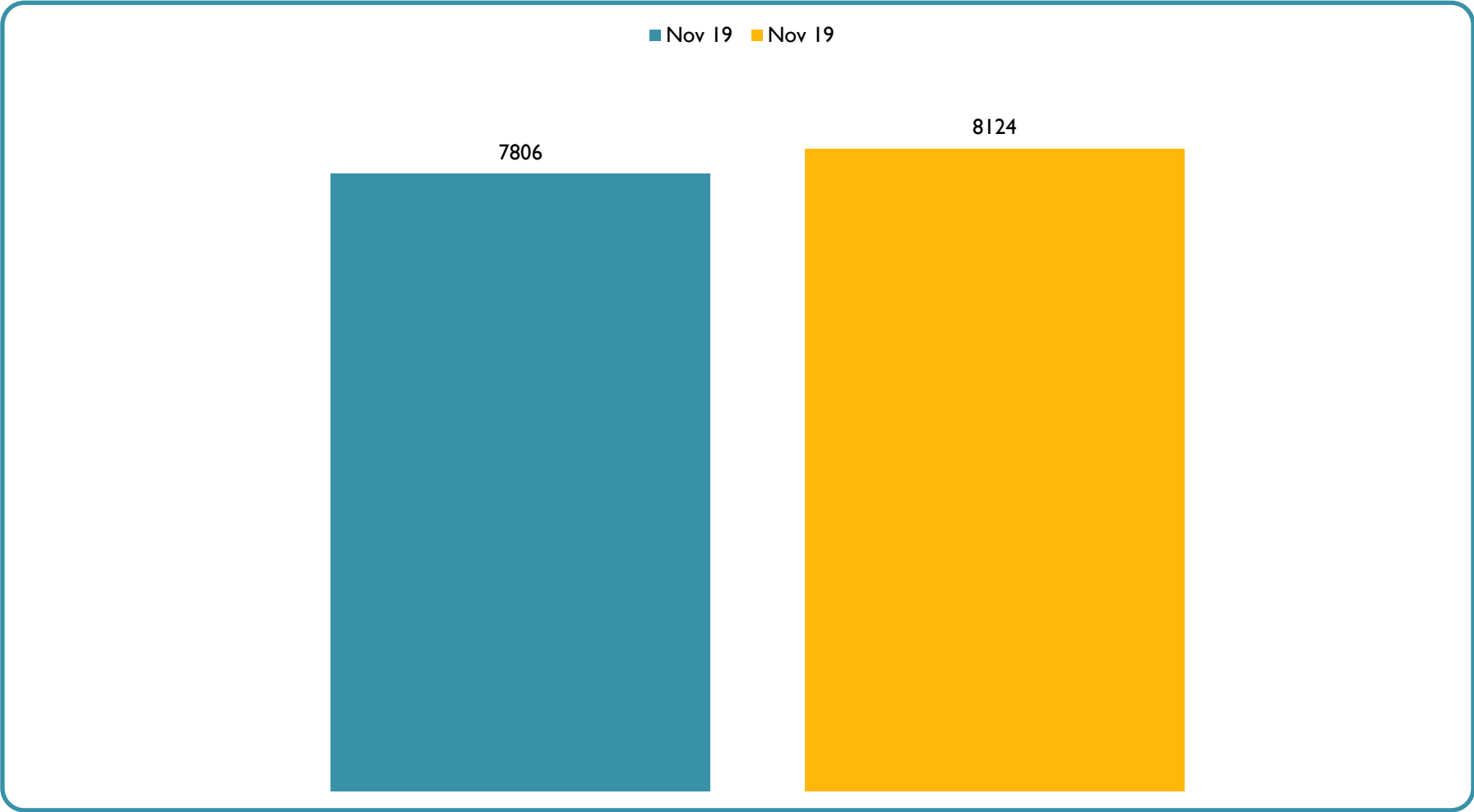




# Keybox Activity Report



Keybox Accesses	Nov 18	Nov 19	Change
	7806	8124	4.1%





**JOSEPHINE CO EXISTING URBAN HOME SALES - September 1, 2019 through November 30, 2019**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2018 vs Nov 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	60	46	42	\$214,250	\$272,000	\$267,500	24.9%	-1.7%	\$232,500	\$285,250
Northeast Grants Pass	39	36	48	30	\$169,500	\$247,500	\$268,950	58.7%	8.7%	\$230,000	\$280,000
Southwest Grants Pass	43	40	36	33	\$177,000	\$270,000	\$280,000	58.2%	3.7%	\$290,875	\$282,000
Southeast Grants Pass	35	29	46	43	\$196,000	\$240,000	\$307,500	56.9%	28.1%	\$225,000	\$301,500
Illinois Vly/Cave Jct	8	5	59	32	\$131,500	\$192,250	\$154,000	17.1%	-19.9%	N/A	N/A
<b>URBAN TOTALS</b>	<b>174</b>	<b>170</b>	<b>45</b>	<b>37</b>	<b>\$183,500</b>	<b>\$253,450</b>	<b>\$275,000</b>	<b>49.9%</b>	<b>8.5%</b>	<b>\$254,900</b>	<b>\$285,000</b>

**JOSEPHINE CO NEW URBAN HOME SALES - September 1, 2019 through November 30, 2019**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2018 vs Nov 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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	1	3	N/A	22	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	5	2	51	N/A	N/A	\$354,900	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	N/A	N/A
<b>URBAN TOTALS</b>	<b>9</b>	<b>9</b>	<b>52</b>	<b>114</b>	<b>\$221,250</b>	<b>\$290,000</b>	<b>\$305,900</b>	<b>38.3%</b>	<b>5.5%</b>	<b>N/A</b>	<b>N/A</b>

**JOSEPHINE CO RURAL HOME SALES - September 1, 2019 through November 30, 2019**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2018 vs Nov 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	64	70	60	50	\$247,000	\$299,000	\$334,750	35.5%	12.0%	\$329,500	\$295,000
5 - 10 Acres	41	37	73	110	\$212,825	\$345,000	\$330,000	55.1%	-4.3%	\$342,500	\$349,900
Over 10 Acres	11	25	61	154	\$235,000	\$340,000	\$500,000	112.8%	47.1%	N/A	\$308,750
<b>RURAL TOTALS</b>	<b>116</b>	<b>131</b>	<b>65</b>	<b>87</b>	<b>\$230,000</b>	<b>\$325,000</b>	<b>\$344,000</b>	<b>49.6%</b>	<b>5.8%</b>	<b>\$342,500</b>	<b>\$325,000</b>

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

Area	Active 11/30/18	Active 11/30/19	% Change
Northwest Grants Pass	69	53	-23.2%
Northeast Grants Pass	36	26	-27.8%
Southwest Grants Pass	67	53	-20.9%
Southeast Grants Pass	44	45	2.3%
Illinois Vly/Cave Jct	76	42	-44.7%
Other Areas	161	135	-16.1%
<b>COUNTY TOTALS</b>	<b>457</b>	<b>358</b>	<b>-21.7%</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 [roguvalleyrealtors.org](http://roguvalleyrealtors.org).

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**JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - September 1, 2019 through November 30, 2019**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30			Nov 2018 vs Nov 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	2	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	3	1	31	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>8</b>	<b>4</b>	<b>48</b>	<b>23</b>	<b>\$177,750</b>	<b>\$237,500</b>	<b>33.6%</b>	<b>N/A</b>	<b>N/A</b>

**JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - September 1, 2019 through November 30, 2019**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Sep 1 - Nov 30							Sep 1 - Nov 30				Sep 1 - Nov 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Northwest Grants Pass	59	98.3%	0	0.0%	1	1.7%	<b>60</b>	42	N/A	N/A	<b>42</b>	\$270,000	N/A	N/A	<b>\$267,500</b>
Northeast Grants Pass	35	97.2%	0	0.0%	1	2.8%	<b>36</b>	31	N/A	N/A	<b>30</b>	\$270,000	N/A	N/A	<b>\$268,950</b>
Southwest Grants Pass	40	100.0%	0	0.0%	0	0.0%	<b>40</b>	33	N/A	N/A	<b>33</b>	\$280,000	N/A	N/A	<b>\$280,000</b>
Southeast Grants Pass	28	96.6%	1	3.4%	0	0.0%	<b>29</b>	42	N/A	N/A	<b>43</b>	\$308,250	N/A	N/A	<b>\$307,500</b>
Illinois Vly/Cave Jct	4	80.0%	1	20.0%	0	0.0%	<b>5</b>	37	N/A	N/A	<b>32</b>	\$173,500	N/A	N/A	<b>\$154,000</b>
<b>URBAN TOTALS</b>	<b>166</b>	<b>97.6%</b>	<b>2</b>	<b>1.2%</b>	<b>2</b>	<b>1.2%</b>	<b>170</b>	<b>37</b>	<b>N/A</b>	<b>N/A</b>	<b>37</b>	<b>\$275,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$275,000</b>

**ALL HOMES ON MARKET (including rural) - 11/30/19**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Northwest Grants Pass	52	98.1%	1	1.9%	0	0.0%	<b>53</b>
Northeast Grants Pass	26	100.0%	0	0.0%	0	0.0%	<b>26</b>
Southwest Grants Pass	50	94.3%	3	5.7%	0	0.0%	<b>53</b>
Southeast Grants Pass	41	91.1%	3	6.7%	1	2.2%	<b>45</b>
Illinois Vly/Cave Jct	40	95.2%	2	4.8%	0	0.0%	<b>42</b>
Other Areas	132	97.8%	3	2.2%	0	0.0%	<b>135</b>
<b>COUNTY TOTALS</b>	<b>345</b>	<b>96.4%</b>	<b>12</b>	<b>3.4%</b>	<b>1</b>	<b>0.3%</b>	<b>358</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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