



JOSEPHINE CO EXISTING URBAN HOME SALES - March 1, 2020 through May 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING					May 2019 vs May 2020	
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31						
	# 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	57	34	53	60	\$175,500	\$242,000	\$241,000	37.3%	-0.4%	\$242,000	\$255,000
Northeast Grants Pass	34	27	43	44	\$170,000	\$230,000	\$274,900	61.7%	19.5%	\$230,000	\$269,500
Southwest Grants Pass	44	35	73	31	\$202,000	\$277,000	\$285,000	41.1%	2.9%	\$269,900	\$302,450
Southeast Grants Pass	36	29	36	39	\$211,000	\$294,000	\$290,000	37.4%	-1.4%	\$300,000	\$287,475
Cave Junction	11	11	103	35	\$136,750	\$220,500	\$194,000	41.9%	-12.0%	N/A	N/A
URBAN TOTALS	182	136	56	43	\$186,500	\$257,000	\$275,000	47.5%	7.0%	\$262,500	\$277,500

JOSEPHINE CO NEW URBAN HOME SALES - March 1, 2020 through May 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING					May 2019 vs May 2020	
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31						
	# 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	140	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	3	0	122	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	3	2	9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	4	0	104	N/A	N/A	\$300,500	N/A	N/A	N/A	N/A	N/A
Cave Junction	3	7	1	25	N/A	N/A	\$283,650	N/A	N/A	N/A	N/A
URBAN TOTALS	16	10	77	35	\$233,900	\$303,528	\$309,989	32.5%	2.1%	\$239,900	N/A

JOSEPHINE CO RURAL HOME SALES - March 1, 2020 through May 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					May 2019 vs May 2020	
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31						
	# 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	84	54	74	77	\$250,000	\$364,076	\$382,500	53.0%	5.1%	\$384,500	\$390,000
5 - 10 Acres	36	33	111	82	\$362,500	\$347,500	\$370,000	2.1%	6.5%	\$309,500	\$345,000
Over 10 Acres	18	28	220	137	\$410,000	\$537,500	\$512,150	24.9%	-4.7%	\$450,000	\$447,500
RURAL TOTALS	138	115	103	93	\$279,950	\$372,040	\$400,000	42.9%	7.5%	\$375,000	\$402,000

RESIDENTIAL INVENTORY			
Area	Active As Of 05/31/19	Active As Of 05/31/20	% Change
Northwest Grants Pass	52	38	-26.9%
Northeast Grants Pass	23	17	-26.1%
Southwest Grants Pass	31	12	-61.3%
Southeast Grants Pass	37	25	-32.4%
Cave Junction	20	13	-35.0%
Rural	261	139	-46.7%
JOSEPHINE COUNTY TOTALS	424	244	-42.5%

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.

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JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - March 1, 2020 through May 31, 2020

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2019 vs May 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	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	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	0	3	N/A	28	N/A	N/A	N/A	N/A	N/A
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	5	5	71	44	\$240,000	\$267,000	11.3%	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2020 through May 31, 2020

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Mar 1 - May 31							Mar 1 - May 31				Mar 1 - May 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	33	97.1%	1	2.9%	0	0.0%	34	58	N/A	N/A	60	\$242,000	N/A	N/A	\$241,000
Northeast Grants Pass	26	96.3%	1	3.7%	0	0.0%	27	45	N/A	N/A	44	\$275,950	N/A	N/A	\$274,900
Southwest Grants Pass	35	100.0%	0	0.0%	0	0.0%	35	31	N/A	N/A	31	\$285,000	N/A	N/A	\$285,000
Southeast Grants Pass	26	89.7%	3	10.3%	0	0.0%	29	40	N/A	N/A	39	\$307,475	N/A	N/A	\$290,000
Cave Junction	11	100.0%	0	0.0%	0	0.0%	11	35	N/A	N/A	35	\$194,000	N/A	N/A	\$194,000
URBAN TOTALS	131	96.3%	5	3.7%	0	0.0%	136	43	44	N/A	43	\$277,000	\$267,000	N/A	\$275,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 05/31/20

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	37	97.4%	1	2.6%	0	0.0%	38
Northeast Grants Pass	17	100.0%	0	0.0%	0	0.0%	17
Southwest Grants Pass	12	100.0%	0	0.0%	0	0.0%	12
Southeast Grants Pass	24	96.0%	1	4.0%	0	0.0%	25
Cave Junction	13	100.0%	0	0.0%	0	0.0%	13
Rural	136	97.8%	3	2.2%	0	0.0%	139
JOSEPHINE COUNTY TOTALS	239	98.0%	5	2.0%	0	0.0%	244

REO/Short sales and inventories are not foreclosure rates.

"Standard" indicates properties that do not require third party approval for the transaction.

"REO" means Real Estate Owned, indicating bank or mortgage company ownership.

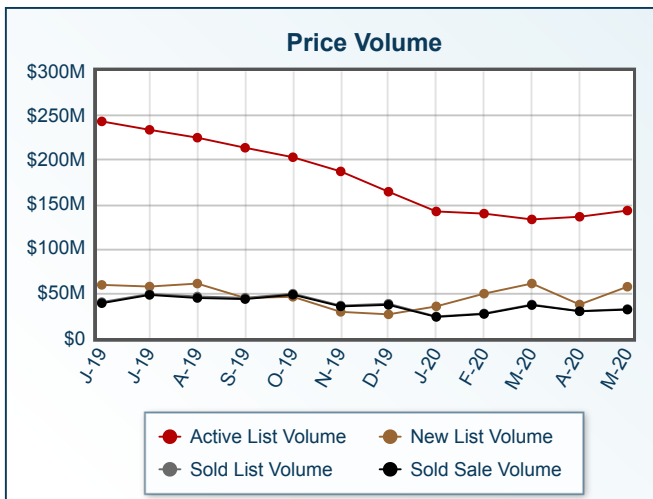
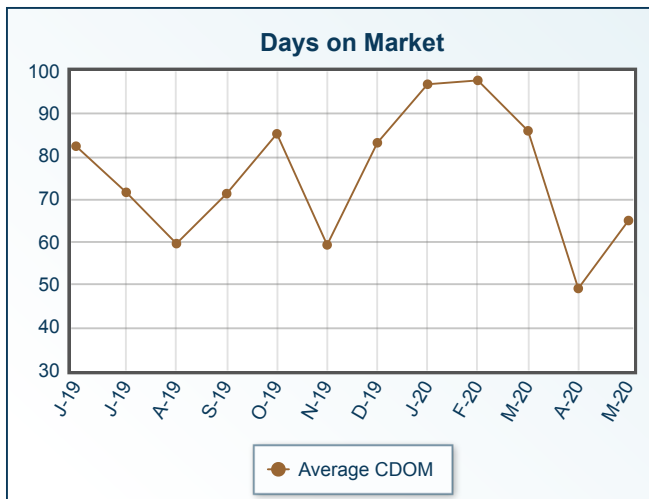
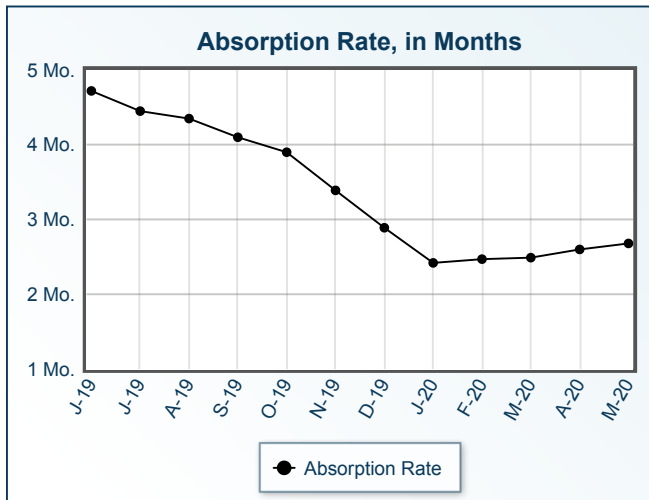
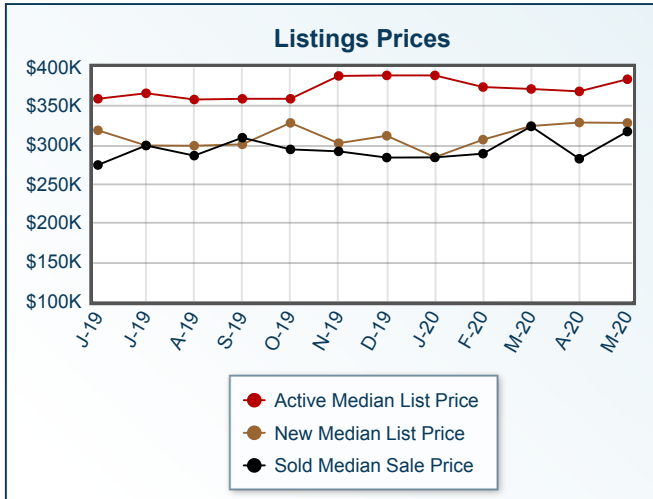
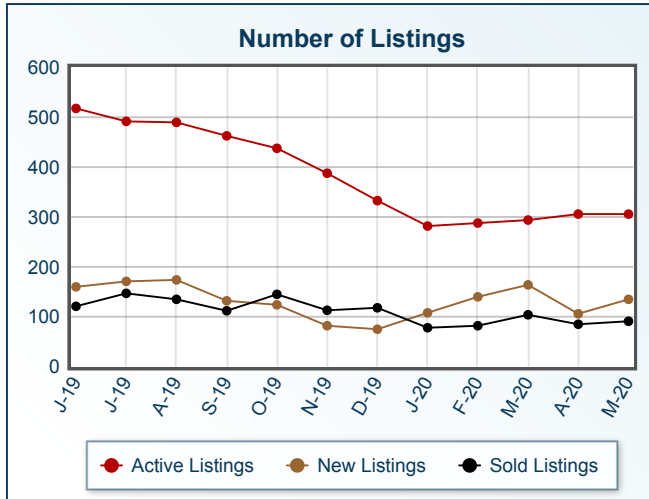
"Short" stands for Short Sale, where third party approval is required for the transaction.

Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.

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Market Summary

Josephine Co Residential, May 2020



Summary Statistics						
	May-20	May-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2.68	4.82	-44.40	2.53	4.52	-44.03
Average List Price	\$468,469	\$460,382	1.76	\$414,509	\$403,655	2.69
Median List Price	\$385,000	\$349,000	10.32	\$330,000	\$319,000	3.45
Average Sale Price	\$349,945	\$323,508	8.17	\$339,336	\$314,800	7.79
Median Sale Price	\$317,900	\$283,000	12.33	\$297,250	\$282,500	5.22
Average CDOM	65	100	-35.00	78	94	-17.02
Median CDOM	28	21	33.33	33	41	-19.51

Sold Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	0	0	0.0	5	2	150.0
100,000-149,999	3	6	-50.0	15	28	-46.4
150,000-199,999	6	10	-40.0	39	46	-15.2
200,000-249,999	12	30	-60.0	70	105	-33.3
250,000-299,999	21	24	-12.5	96	116	-17.2
300,000-349,999	12	22	-45.5	65	74	-12.2
350,000-399,999	13	16	-18.7	48	47	2.1
400,000-449,999	6	7	-14.3	28	33	-15.2
450,000-499,999	4	5	-20.0	17	17	0.0
500,000-549,999	6	3	100.0	19	11	72.7
550,000-599,999	2	3	-33.3	13	10	30.0
600,000-649,999	1	0	N/A	4	5	-20.0
650,000-699,999	2	0	N/A	3	2	50.0
700,000-749,999	0	1	-100.0	3	2	50.0
750,000-799,999	1	1	0.0	4	2	100.0
800,000-849,999	0	1	-100.0	1	1	0.0
850,000-899,999	1	0	N/A	4	1	300.0
900,000-949,999	1	0	N/A	1	3	-66.7
950,000-999,999	0	0	0.0	2	1	100.0
1,000,000-1,099,999	0	0	0.0	1	2	-50.0
1,100,000-1,199,999	0	0	0.0	1	1	0.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	1	-100.0	0	1	-100.0
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	1	0	N/A
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	91	130	-30.0	440	510	-13.7

Pending Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	0	1	-100.0	3	3	0.0
100,000-149,999	5	4	25.0	16	25	-36.0
150,000-199,999	5	11	-54.5	41	49	-16.3
200,000-249,999	27	24	12.5	100	105	-4.8
250,000-299,999	35	38	-7.9	115	146	-21.2
300,000-349,999	15	18	-16.7	66	75	-12.0
350,000-399,999	22	10	120.0	71	55	29.1
400,000-449,999	8	15	-46.7	34	46	-26.1
450,000-499,999	9	7	28.6	37	24	54.2
500,000-549,999	6	2	200.0	20	13	53.8
550,000-599,999	4	2	100.0	11	11	0.0
600,000-649,999	2	1	100.0	8	5	60.0
650,000-699,999	3	3	0.0	6	9	-33.3
700,000-749,999	2	0	N/A	2	2	0.0
750,000-799,999	0	2	-100.0	0	6	-100.0
800,000-849,999	1	1	0.0	4	1	300.0
850,000-899,999	1	0	N/A	4	1	300.0
900,000-949,999	0	0	0.0	1	0	N/A
950,000-999,999	1	0	N/A	2	2	0.0
1,000,000-1,099,999	0	0	0.0	0	3	-100.0
1,100,000-1,199,999	0	0	0.0	1	0	N/A
1,200,000-1,299,999	2	0	N/A	2	0	N/A
1,300,000-1,399,999	1	0	N/A	1	1	0.0
1,400,000-1,499,999	0	1	-100.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	1	-100.0
2,250,000-2,499,999	0	0	0.0	0	1	-100.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	1	0	N/A
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	149	140	6.4	546	585	-6.7

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg		2020	2019	% Chg	2020	2019	% Chg
	0-99,999	2	9	-77.8	5	12		-58.3	0-99,999	0	2	-100.0	3
100,000-149,999	6	14	-57.1	23	43	-46.5	100,000-149,999	4	6	-33.3	13	31	-58.1
150,000-199,999	16	38	-57.9	68	96	-29.2	150,000-199,999	7	11	-36.4	44	57	-22.8
200,000-249,999	39	54	-27.8	140	189	-25.9	200,000-249,999	13	39	-66.7	109	131	-16.8
250,000-299,999	34	92	-63.0	157	264	-40.5	250,000-299,999	33	45	-26.7	134	165	-18.8
300,000-349,999	30	61	-50.8	109	158	-31.0	300,000-349,999	19	28	-32.1	83	101	-17.8
350,000-399,999	44	52	-15.4	115	130	-11.5	350,000-399,999	12	25	-52.0	77	83	-7.2
400,000-449,999	26	40	-35.0	66	101	-34.7	400,000-449,999	9	22	-59.1	44	59	-25.4
450,000-499,999	25	37	-32.4	74	79	-6.3	450,000-499,999	10	14	-28.6	45	50	-10.0
500,000-549,999	16	18	-11.1	40	41	-2.4	500,000-549,999	9	5	80.0	28	24	16.7
550,000-599,999	14	22	-36.4	26	40	-35.0	550,000-599,999	3	6	-50.0	18	21	-14.3
600,000-649,999	6	9	-33.3	21	17	23.5	600,000-649,999	3	2	50.0	11	8	37.5
650,000-699,999	10	12	-16.7	22	23	-4.3	650,000-699,999	2	5	-60.0	16	15	6.7
700,000-749,999	7	10	-30.0	10	14	-28.6	700,000-749,999	1	1	0.0	5	9	-44.4
750,000-799,999	2	8	-75.0	6	18	-66.7	750,000-799,999	2	2	0.0	4	11	-63.6
800,000-849,999	1	6	-83.3	4	6	-33.3	800,000-849,999	0	2	-100.0	0	4	-100.0
850,000-899,999	5	8	-37.5	10	11	-9.1	850,000-899,999	0	0	0.0	4	3	33.3
900,000-949,999	2	3	-33.3	4	3	33.3	900,000-949,999	1	0	N/A	1	1	0.0
950,000-999,999	2	10	-80.0	6	16	-62.5	950,000-999,999	0	1	-100.0	3	8	-62.5
1,000,000-1,099,999	3	2	50.0	3	6	-50.0	1,000,000-1,099,999	0	0	0.0	0	1	-100.0
1,100,000-1,199,999	3	4	-25.0	5	6	-16.7	1,100,000-1,199,999	1	2	-50.0	2	3	-33.3
1,200,000-1,299,999	6	2	200.0	9	4	125.0	1,200,000-1,299,999	2	1	100.0	5	2	150.0
1,300,000-1,399,999	0	1	-100.0	2	5	-60.0	1,300,000-1,399,999	1	0	N/A	1	1	0.0
1,400,000-1,499,999	0	2	-100.0	1	2	-50.0	1,400,000-1,499,999	0	0	0.0	0	2	-100.0
1,500,000-1,599,999	2	2	0.0	2	2	0.0	1,500,000-1,599,999	0	1	-100.0	0	1	-100.0
1,600,000-1,699,999	1	1	0.0	3	3	0.0	1,600,000-1,699,999	0	0	0.0	0	1	-100.0
1,700,000-1,799,999	0	2	-100.0	0	2	-100.0	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	1	1	0.0	1	1	0.0	1,800,000-1,899,999	1	0	N/A	1	0	N/A
1,900,000-1,999,999	1	0	N/A	1	1	0.0	1,900,000-1,999,999	1	0	N/A	1	0	N/A
2,000,000-2,249,999	0	1	-100.0	0	2	-100.0	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	1	1	0.0	2	4	-50.0	2,250,000-2,499,999	1	0	N/A	1	1	0.0
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0	2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	0	2	-100.0	2	2	0.0	2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0	3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0	3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	1	1	0.0	1	1	0.0	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	2	-100.0	2	2	0.0	3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0	4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0	4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0	4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0	5,000,000+	0	0	0.0	0	0	0.0
Totals	306	528	-42.0	940	1305	-28.0	Totals	135	221	-38.9	653	804	-18.8

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Josephine Co Year Over Year Comparison

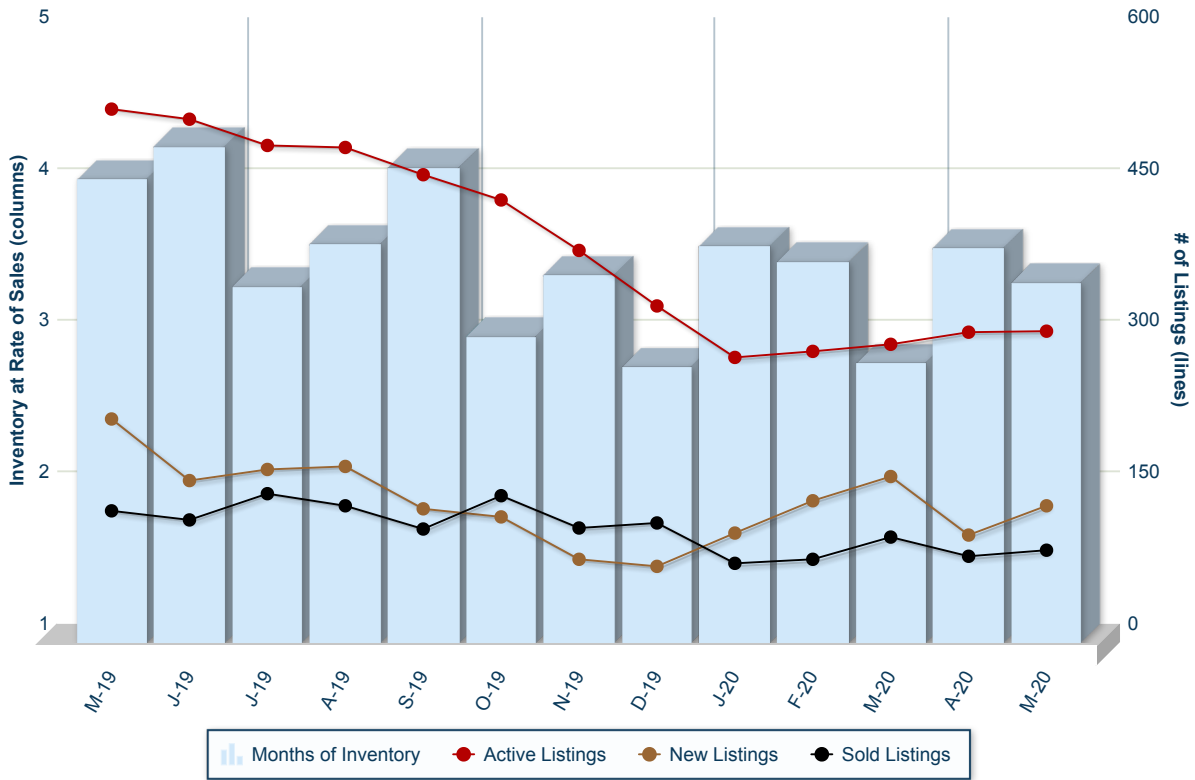
Activity between 5/1/2020 and 5/31/2020

Residential

City	Total Active			New Listings			Number Under Contract			Number Sold			Sold Volume			Average Sale Price			Median Sale Price			Percent of List		
	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT
Cave Junction	79	33	-58	18	3	-83	10	8	-20	12	8	-33	3,082,900	2,404,000	-22	256,908	300,500	+16	227,500	331,000	+45	93	97	+4
Grants Pass	522	352	-32	182	122	-32	119	122	+2	100	69	-31	32,214,249	23,739,749	-26	322,142	344,054	+6	281,450	293,000	+4	98	98	0
Kerby	5	1	-80	1	0	-	0	0	0	0	2	+	0	500,000	+	0	250,000	+	0	250,000	+	0	92	+
Merlin	17	10	-41	8	2	-75	6	5	-16	5	2	-60	2,055,000	735,000	-64	411,000	367,500	-10	395,000	367,500	-	99	99	0
O'Brien	8	5	-37	0	0	0	0	0	0	4	0	-	932,000	0	-	233,000	0	-	244,000	0	-	96	0	-
Selma	32	8	-75	7	1	-85	3	2	-33	2	3	+50	579,950	1,043,500	+79	289,975	347,833	+19	289,975	330,000	+13	98	103	+5
Sunny Valley	3	2	-33	1	0	-	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	5	5	0	1	2	+100	1	1	0	1	1	0	380,000	369,000	-2	380,000	369,000	-2	380,000	369,000	-	98	102	+4
Williams	25	21	-16	4	5	+25	2	8	+300	9	3	-66	4,157,000	1,381,750	-66	461,888	460,583	-0	380,000	526,000	+38	98	98	0
Wolf Creek	14	9	-35	5	2	-60	1	5	+400	2	5	+150	465,000	2,214,000	+376	232,500	442,800	+90	232,500	399,000	+71	94	93	-1
Totals	710	446	-37	227	137	-40	142	152	+7	135	93	-31	43,866,099	32,386,999	-26	324,934	348,247	+7	283,000	315,000	+11	98	98	0
Grand Totals	710	446	-37	227	137	-40	142	152	+7	135	93	-31	43,866,099	32,386,999	-26	324,934	348,247	+7	283,000	315,000	+11	98	98	0

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Josephine Co Inventory May 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
May - 2020	308	135	91	3.38
Apr - 2020	307	106	85	3.61
Mar - 2020	295	164	104	2.84
Feb - 2020	288	140	82	3.51
Jan - 2020	282	108	78	3.62
Dec - 2019	333	75	118	2.82
Nov - 2019	388	82	113	3.43
Oct - 2019	438	124	145	3.02
Sep - 2019	463	132	112	4.13
Aug - 2019	490	174	135	3.63
Jul - 2019	492	171	147	3.35
Jun - 2019	518	160	121	4.28
May - 2019	528	221	130	4.06

Keybox Activity Report



Keybox Accesses	May 19	May 20	Change
	11212	7476	-33.3%

