



JOSEPHINE CO EXISTING URBAN HOME SALES - May 1, 2020 through July 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 2020	
	# 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	56	52	48	41	\$185,000	\$254,000	\$268,450	45.1%	5.7%	\$274,000	\$295,000
Northeast Grants Pass	34	29	55	39	\$164,900	\$261,500	\$239,000	44.9%	-8.6%	\$297,000	\$232,000
Southwest Grants Pass	43	37	51	28	\$204,500	\$279,000	\$295,000	44.3%	5.7%	\$280,000	\$319,990
Southeast Grants Pass	44	35	43	46	\$210,500	\$287,000	\$295,000	40.1%	2.8%	\$283,500	\$290,000
Cave Junction	11	9	98	59	\$144,000	\$210,000	\$224,500	55.9%	6.9%	N/A	N/A
URBAN TOTALS	188	162	52	40	\$186,000	\$269,000	\$277,000	48.9%	3.0%	\$279,950	\$285,000

JOSEPHINE CO NEW URBAN HOME SALES - May 1, 2020 through July 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 2020	
	# 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	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	1	3	N/A	29	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	1	0	N/A	N/A	\$238,900	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	N/A	N/A
Cave Junction	5	4	97	51	N/A	\$253,450	\$267,450	N/A	5.5%	N/A	N/A
URBAN TOTALS	11	8	106	45	\$231,450	\$276,000	\$284,000	22.7%	2.9%	\$280,000	N/A

JOSEPHINE CO RURAL HOME SALES - May 1, 2020 through July 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 2020	
	# 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	104	83	70	47	\$264,000	\$369,450	\$378,000	43.2%	2.3%	\$340,000	\$399,750
5 - 10 Acres	41	42	151	74	\$340,000	\$355,000	\$387,500	14.0%	9.2%	\$442,500	\$401,650
Over 10 Acres	18	25	166	70	\$360,000	\$479,500	\$535,000	48.6%	11.6%	\$459,000	\$547,950
RURAL TOTALS	163	150	101	58	\$312,000	\$375,000	\$402,500	29.0%	7.3%	\$375,000	\$421,150

RESIDENTIAL INVENTORY			
Area	Active As Of 07/31/19	Active As Of 07/31/20	% Change
Northwest Grants Pass	34	31	-8.8%
Northeast Grants Pass	26	15	-42.3%
Southwest Grants Pass	32	10	-68.8%
Southeast Grants Pass	25	13	-48.0%
Cave Junction	9	10	11.1%
Rural	256	96	-62.5%
JOSEPHINE COUNTY TOTALS	382	175	-54.2%

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 - May 1, 2020 through July 31, 2020									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2019 vs Jul 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Northwest Grants Pass	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	1	0	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	6	3	61	50	\$182,500	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - May 1, 2020 through July 31, 2020															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	May 1 - Jul 31							May 1 - Jul 31				May 1 - Jul 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	50	96.2%	2	3.8%	0	0.0%	52	40	N/A	N/A	41	\$268,450	N/A	N/A	\$268,450
Northeast Grants Pass	29	100.0%	0	0.0%	0	0.0%	29	39	N/A	N/A	39	\$239,000	N/A	N/A	\$239,000
Southwest Grants Pass	36	97.3%	1	2.7%	0	0.0%	37	28	N/A	N/A	28	\$295,000	N/A	N/A	\$295,000
Southeast Grants Pass	35	100.0%	0	0.0%	0	0.0%	35	46	N/A	N/A	46	\$295,000	N/A	N/A	\$295,000
Cave Junction	9	100.0%	0	0.0%	0	0.0%	9	59	N/A	N/A	59	\$224,500	N/A	N/A	\$224,500
URBAN TOTALS	159	98.1%	3	1.9%	0	0.0%	162	39	N/A	N/A	40	\$277,500	N/A	N/A	\$277,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 07/31/20							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	31	100.0%	0	0.0%	0	0.0%	31
Northeast Grants Pass	15	100.0%	0	0.0%	0	0.0%	15
Southwest Grants Pass	9	90.0%	1	10.0%	0	0.0%	10
Southeast Grants Pass	13	100.0%	0	0.0%	0	0.0%	13
Cave Junction	10	100.0%	0	0.0%	0	0.0%	10
Rural	95	99.0%	1	1.0%	0	0.0%	96
JOSEPHINE COUNTY TOTALS	173	98.9%	2	1.1%	0	0.0%	175

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.

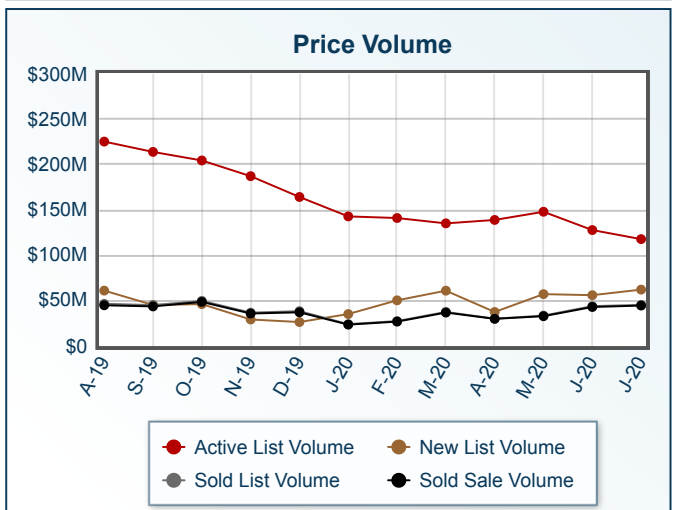
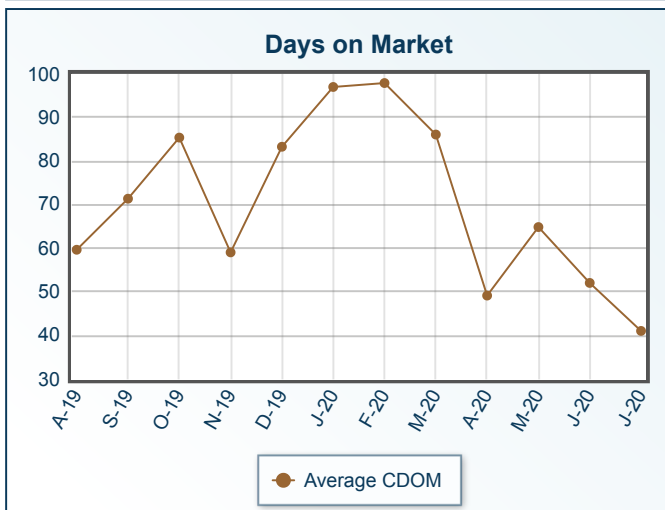
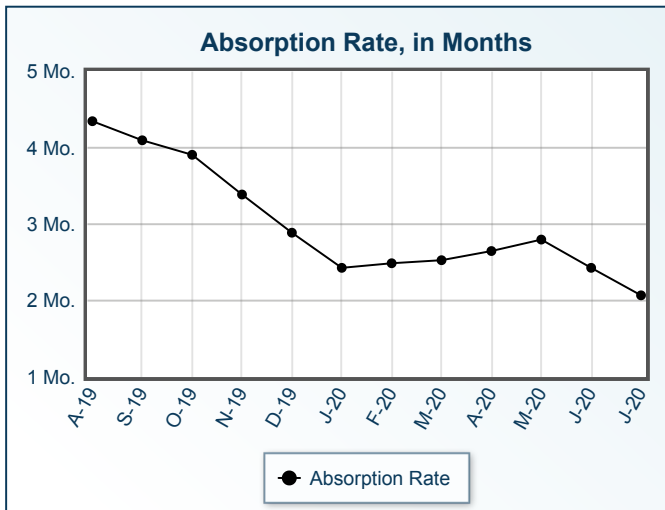
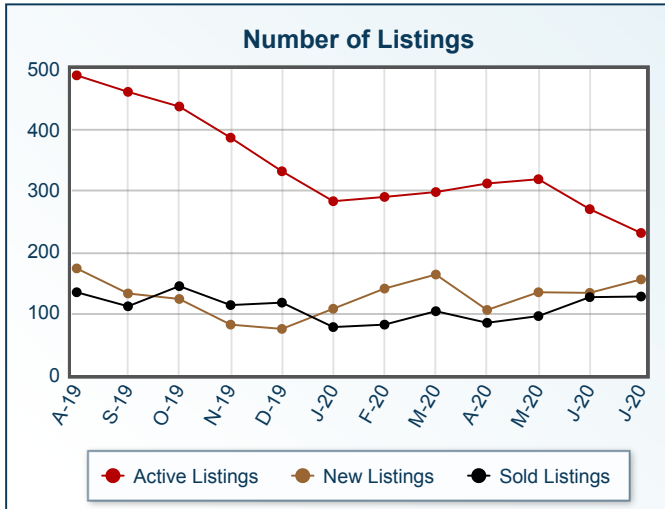
"Short" stands for Short Sale, where third party approval is required for the transaction.

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, July 2020



Summary Statistics						
	Jul-20	Jul-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2.07	4.45	-53.48	2.49	4.54	-45.15
Average List Price	\$508,017	\$476,108	6.70	\$412,274	\$393,789	4.69
Median List Price	\$429,700	\$367,000	17.08	\$335,000	\$315,000	6.35
Average Sale Price	\$348,692	\$329,177	5.93	\$340,091	\$318,767	6.69
Median Sale Price	\$321,245	\$300,000	7.08	\$299,250	\$285,000	5.00
Average CDOM	41	71	-42.25	66	88	-25.00
Median CDOM	14	28	-50.00	24	36	-33.33

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-99,999	0	1	-100.0	7	5
100,000-149,999	3	9	-66.7	23	43	-46.5
150,000-199,999	8	5	60.0	56	65	-13.8
200,000-249,999	21	20	5.0	112	147	-23.8
250,000-299,999	28	38	-26.3	155	184	-15.8
300,000-349,999	16	27	-40.7	96	110	-12.7
350,000-399,999	20	17	17.6	83	76	9.2
400,000-449,999	9	13	-30.8	50	54	-7.4
450,000-499,999	9	4	125.0	34	24	41.7
500,000-549,999	5	3	66.7	30	15	100.0
550,000-599,999	2	3	-33.3	16	16	0.0
600,000-649,999	3	0	N/A	10	9	11.1
650,000-699,999	2	2	0.0	6	7	-14.3
700,000-749,999	1	1	0.0	4	3	33.3
750,000-799,999	0	1	-100.0	4	5	-20.0
800,000-849,999	0	1	-100.0	1	2	-50.0
850,000-899,999	0	1	-100.0	4	2	100.0
900,000-949,999	0	1	-100.0	1	4	-75.0
950,000-999,999	0	0	0.0	2	1	100.0
1,000,000-1,099,999	0	0	0.0	2	2	0.0
1,100,000-1,199,999	0	0	0.0	1	2	-50.0
1,200,000-1,299,999	0	0	0.0	1	1	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	1	0	N/A	1	0	N/A
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	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	128	147	-12.9	700	778	-10.0

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
	0-99,999	0	2	-100.0	4	6
100,000-149,999	4	1	300.0	23	36	-36.1
150,000-199,999	7	10	-30.0	54	66	-18.2
200,000-249,999	17	22	-22.7	128	148	-13.5
250,000-299,999	30	39	-23.1	173	221	-21.7
300,000-349,999	32	25	28.0	127	128	-0.8
350,000-399,999	22	15	46.7	111	83	33.7
400,000-449,999	18	6	200.0	60	59	1.7
450,000-499,999	19	7	171.4	68	35	94.3
500,000-549,999	8	2	300.0	36	18	100.0
550,000-599,999	8	2	300.0	20	16	25.0
600,000-649,999	2	1	100.0	13	6	116.7
650,000-699,999	6	1	500.0	15	14	7.1
700,000-749,999	1	1	0.0	4	4	0.0
750,000-799,999	1	2	-50.0	1	9	-88.9
800,000-849,999	0	1	-100.0	4	3	33.3
850,000-899,999	2	0	N/A	6	2	200.0
900,000-949,999	0	1	-100.0	1	1	0.0
950,000-999,999	0	0	0.0	2	3	-33.3
1,000,000-1,099,999	1	0	N/A	1	3	-66.7
1,100,000-1,199,999	1	1	0.0	2	1	100.0
1,200,000-1,299,999	0	0	0.0	2	0	N/A
1,300,000-1,399,999	0	0	0.0	1	1	0.0
1,400,000-1,499,999	0	0	0.0	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	1	-100.0	0	1	-100.0
1,800,000-1,899,999	1	0	N/A	1	0	N/A
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	1	-100.0	0	1	-100.0
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	180	141	27.7	858	868	-1.2

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	1	6	-83.3	5	13		-61.5	0-99,999	0	1	-100.0	3
100,000-149,999	6	7	-14.3	29	48	-39.6	100,000-149,999	3	1	200.0	19	36	-47.2
150,000-199,999	15	33	-54.5	86	123	-30.1	150,000-199,999	9	14	-35.7	61	84	-27.4
200,000-249,999	18	62	-71.0	168	240	-30.0	200,000-249,999	18	28	-35.7	137	182	-24.7
250,000-299,999	17	68	-75.0	206	335	-38.5	250,000-299,999	28	42	-33.3	184	236	-22.0
300,000-349,999	28	59	-52.5	158	212	-25.5	300,000-349,999	23	29	-20.7	132	155	-14.8
350,000-399,999	19	53	-64.2	146	171	-14.6	350,000-399,999	17	18	-5.6	108	124	-12.9
400,000-449,999	24	42	-42.9	94	124	-24.2	400,000-449,999	19	11	72.7	72	82	-12.2
450,000-499,999	26	34	-23.5	102	95	7.4	450,000-499,999	13	10	30.0	73	66	10.6
500,000-549,999	10	17	-41.2	51	49	4.1	500,000-549,999	3	6	-50.0	39	32	21.9
550,000-599,999	16	25	-36.0	38	52	-26.9	550,000-599,999	8	4	100.0	30	33	-9.1
600,000-649,999	10	12	-16.7	29	21	38.1	600,000-649,999	2	1	100.0	18	12	50.0
650,000-699,999	5	8	-37.5	32	25	28.0	650,000-699,999	6	1	500.0	27	17	58.8
700,000-749,999	3	8	-62.5	10	16	-37.5	700,000-749,999	0	0	0.0	5	11	-54.5
750,000-799,999	4	4	0.0	6	21	-71.4	750,000-799,999	0	2	-100.0	4	14	-71.4
800,000-849,999	0	4	-100.0	5	8	-37.5	800,000-849,999	1	1	0.0	1	6	-83.3
850,000-899,999	6	8	-25.0	12	14	-14.3	850,000-899,999	0	1	-100.0	6	6	0.0
900,000-949,999	1	5	-80.0	5	5	0.0	900,000-949,999	2	0	N/A	2	3	-33.3
950,000-999,999	3	8	-62.5	7	16	-56.2	950,000-999,999	0	0	0.0	4	8	-50.0
1,000,000-1,099,999	2	2	0.0	5	6	-16.7	1,000,000-1,099,999	0	0	0.0	2	1	100.0
1,100,000-1,199,999	7	6	16.7	8	8	0.0	1,100,000-1,199,999	1	1	0.0	5	5	0.0
1,200,000-1,299,999	5	4	25.0	9	5	80.0	1,200,000-1,299,999	1	0	N/A	5	3	66.7
1,300,000-1,399,999	0	2	-100.0	2	6	-66.7	1,300,000-1,399,999	0	0	0.0	1	2	-50.0
1,400,000-1,499,999	1	1	0.0	2	2	0.0	1,400,000-1,499,999	1	0	N/A	1	2	-50.0
1,500,000-1,599,999	2	2	0.0	2	2	0.0	1,500,000-1,599,999	0	0	0.0	0	1	-100.0
1,600,000-1,699,999	0	1	-100.0	3	3	0.0	1,600,000-1,699,999	0	0	0.0	0	1	-100.0
1,700,000-1,799,999	1	2	-50.0	1	2	-50.0	1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	1	1	0.0	2	1	100.0	1,800,000-1,899,999	0	0	0.0	2	0	N/A
1,900,000-1,999,999	0	0	0.0	0	1	-100.0	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	2	-100.0	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	1	-100.0	2	4	-50.0	2,250,000-2,499,999	0	0	0.0	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	0	0.0	0	1	-100.0
2,750,000-2,999,999	1	2	-50.0	3	2	50.0	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	3,000,000-3,249,999	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	0	1	-100.0	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	232	492	-52.8	1231	1636	-24.8	Totals	156	171	-8.8	944	1135	-16.8

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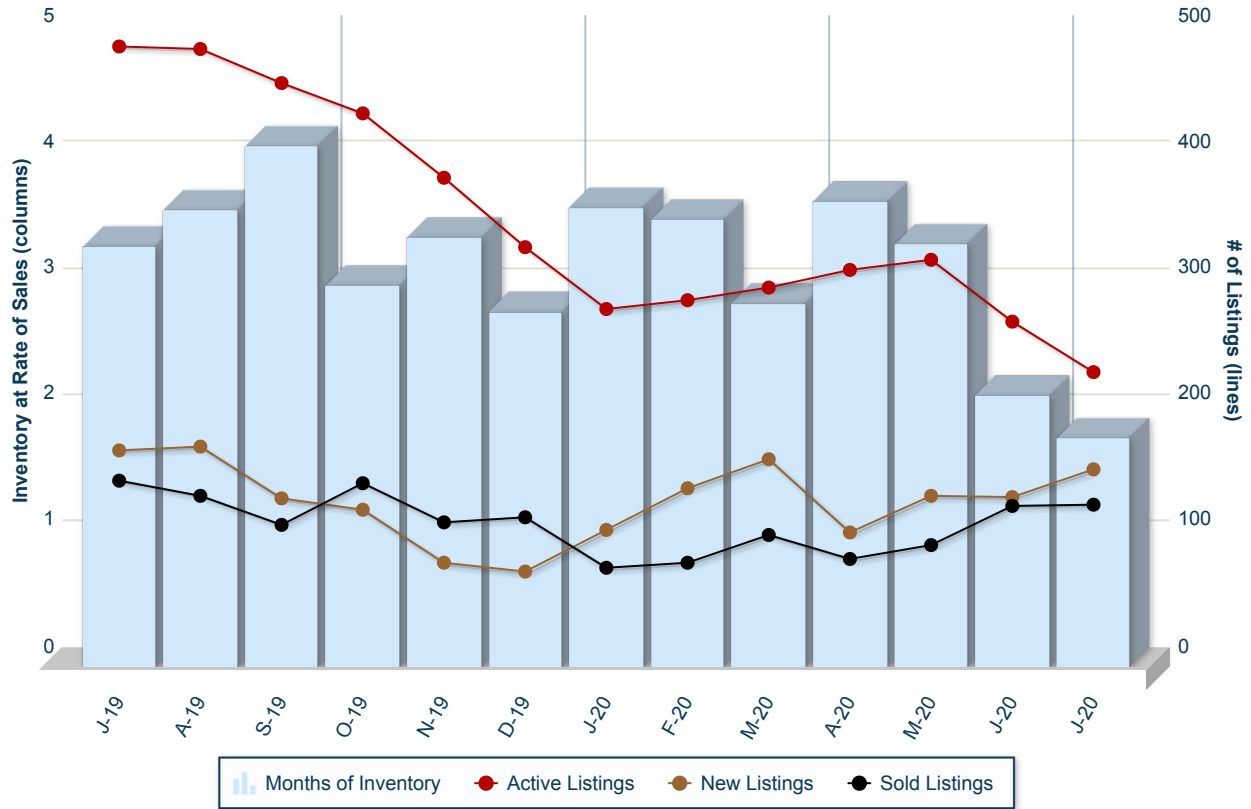
Josephine Co Year Over Year Comparison

Activity between 7/1/2020 and 7/31/2020

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	65	32	-50	12	12	0	10	10	0	14	7	-50	3,034,450	2,464,650	-18	216,746	352,092	+62	210,000	357,750	+70	94	99	+5
Grants Pass	495	317	-35	140	132	-5	112	153	+36	120	109	-9	41,714,933	38,731,080	-7	347,624	355,331	+2	305,000	322,500	+5	97	98	+1
Kerby	7	1	-85	1	0	-	1	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	19	11	-42	6	5	-16	5	6	+20	6	2	-66	2,465,500	863,900	-64	410,916	431,950	+5	340,000	431,950	+27	98	99	+1
O'Brien	9	5	-44	1	2	+100	2	1	-50	2	2	0	520,000	760,000	+46	260,000	380,000	+46	260,000	380,000	+46	91	100	+9
Selma	31	7	-77	4	4	0	7	3	-57	4	3	-25	940,300	871,900	-7	235,075	290,633	+23	180,150	284,900	+58	101	99	-1
Sunny Valley	3	0	-	1	0	-	1	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	6	3	-50	1	0	-	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Williams	28	17	-39	6	4	-33	1	8	+700	5	5	0	1,918,000	2,487,000	+29	383,600	497,400	+29	330,000	570,000	+72	99	95	-4
Wolf Creek	15	7	-53	1	1	0	1	2	+100	1	3	+200	360,000	679,000	+88	360,000	226,333	-37	360,000	220,000	-	96	101	+5
Totals	678	400	-41	173	160	-8	142	185	+30	152	131	-14	50,953,183	46,857,530	-8	335,218	357,691	+7	303,000	325,000	+7	98	98	0
Grand Totals	678	400	-41	173	160	-8	142	185	+30	152	131	-14	50,953,183	46,857,530	-8	335,218	357,691	+7	303,000	325,000	+7	98	98	0

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Josephine Co Inventory 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
Jul - 2020	233	156	128	1.82
Jun - 2020	273	134	127	2.15
May - 2020	322	135	96	3.35
Apr - 2020	314	106	85	3.69
Mar - 2020	300	164	104	2.88
Feb - 2020	290	141	82	3.54
Jan - 2020	283	108	78	3.63
Dec - 2019	332	75	118	2.81
Nov - 2019	387	82	114	3.39
Oct - 2019	438	124	145	3.02
Sep - 2019	462	133	112	4.13
Aug - 2019	489	174	135	3.62
Jul - 2019	491	171	147	3.34

Keybox Activity Report



Keybox Accesses	Jul 19	Jul 20	Change
	11179	9558	-14.5%

