



JOSEPHINE CO EXISTING URBAN HOME SALES - November 1, 2020 through January 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2020 vs Jan 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	54	55	44	44	\$176,500	\$264,900	\$329,900	86.9%	24.5%	\$233,750	\$331,000
Northeast Grants Pass	33	33	65	37	\$175,000	\$261,500	\$323,000	84.6%	23.5%	\$225,000	\$266,000
Southwest Grants Pass	34	29	71	19	\$220,000	\$287,750	\$330,000	50.0%	14.7%	\$288,500	\$337,500
Southeast Grants Pass	28	33	75	25	\$222,000	\$302,000	\$349,900	57.6%	15.9%	\$290,000	\$342,500
Cave Junction	11	17	82	32	\$148,500	\$170,000	\$225,000	51.5%	32.4%	\$207,500	\$226,000
URBAN TOTALS	160	167	62	33	\$196,450	\$275,000	\$324,000	64.9%	17.8%	\$245,000	\$330,000

JOSEPHINE CO NEW URBAN HOME SALES - November 1, 2020 through January 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2020 vs Jan 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	0	4	N/A	17	N/A	N/A	\$396,200	N/A	N/A	N/A	N/A
Northeast Grants Pass	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	1	0	N/A	N/A	\$237,900	N/A	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	5	5	102	1	\$299,250	\$435,000	\$375,277	25.4%	-13.7%	N/A	N/A
Cave Junction	6	4	54	22	N/A	\$249,400	\$285,643	N/A	14.5%	N/A	N/A
URBAN TOTALS	12	14	80	24	\$245,000	\$292,450	\$361,450	47.5%	23.6%	\$289,900	N/A

JOSEPHINE CO RURAL HOME SALES - November 1, 2020 through January 31, 2021

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2020 vs Jan 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	70	76	73	38	\$267,500	\$328,500	\$413,500	54.6%	25.9%	\$305,000	\$469,000
5 - 10 Acres	35	30	96	64	\$275,000	\$410,000	\$561,250	104.1%	36.9%	\$410,000	\$528,500
Over 10 Acres	14	17	171	76	\$322,500	\$520,000	\$685,000	112.4%	31.7%	N/A	\$745,000
RURAL TOTALS	119	123	91	50	\$273,000	\$346,000	\$470,000	72.2%	35.8%	\$340,000	\$492,000

RESIDENTIAL INVENTORY

Area	Active As Of 01/31/20	Active As Of 01/31/21	% Change
Northwest Grants Pass	33	6	-81.8%
Northeast Grants Pass	17	5	-70.6%
Southwest Grants Pass	13	9	-30.8%
Southeast Grants Pass	18	7	-61.1%
Cave Junction	9	6	-33.3%
Rural	138	53	-61.6%
JOSEPHINE COUNTY TOTALS	228	86	-62.3%

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 - November 1, 2020 through January 31, 2021									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2020 vs Jan 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Northwest Grants Pass	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	3	0	29	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	0	1	N/A	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
Cave Junction	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	8	2	33	N/A	\$169,250	N/A	N/A	\$158,000	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2020 through January 31, 2021															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	55	100.0%	0	0.0%	0	0.0%	55	44	N/A	N/A	44	\$329,900	N/A	N/A	\$329,900
Northeast Grants Pass	33	100.0%	0	0.0%	0	0.0%	33	37	N/A	N/A	37	\$323,000	N/A	N/A	\$323,000
Southwest Grants Pass	28	96.6%	1	3.4%	0	0.0%	29	20	N/A	N/A	19	\$327,000	N/A	N/A	\$330,000
Southeast Grants Pass	33	100.0%	0	0.0%	0	0.0%	33	25	N/A	N/A	25	\$349,900	N/A	N/A	\$349,900
Cave Junction	16	94.1%	1	5.9%	0	0.0%	17	32	N/A	N/A	32	\$224,750	N/A	N/A	\$225,000
URBAN TOTALS	165	98.8%	2	1.2%	0	0.0%	167	34	N/A	N/A	33	\$324,000	N/A	N/A	\$324,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 01/31/21							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	5	83.3%	1	16.7%	0	0.0%	6
Northeast Grants Pass	5	100.0%	0	0.0%	0	0.0%	5
Southwest Grants Pass	9	100.0%	0	0.0%	0	0.0%	9
Southeast Grants Pass	7	100.0%	0	0.0%	0	0.0%	7
Cave Junction	6	100.0%	0	0.0%	0	0.0%	6
Rural	51	96.2%	1	1.9%	1	1.9%	53
COUNTY TOTALS	83	96.5%	2	2.3%	1	1.2%	86

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.

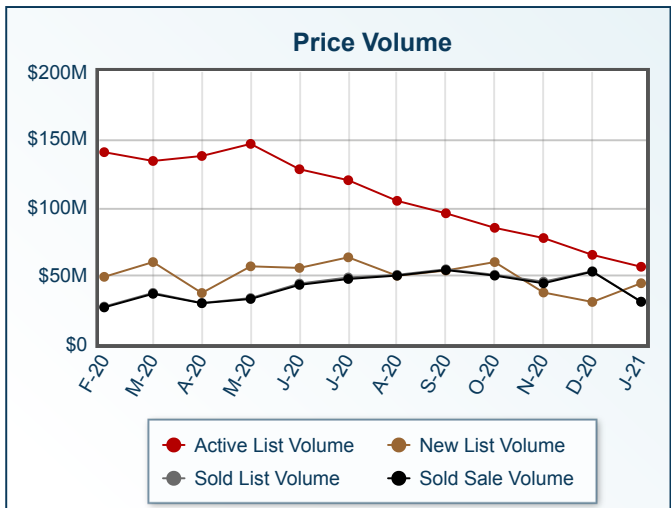
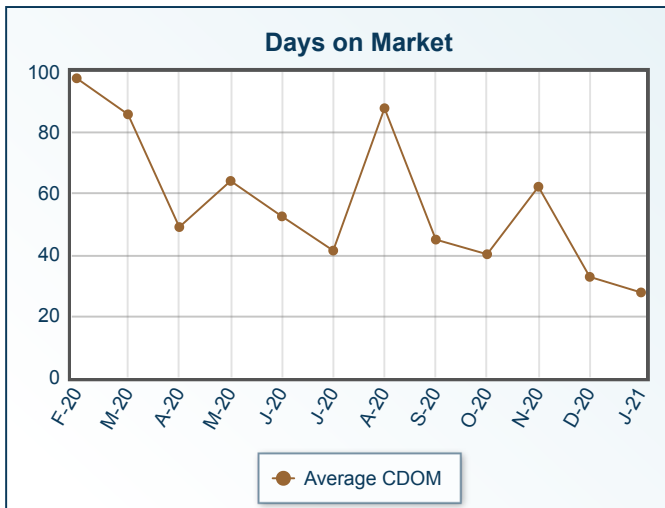
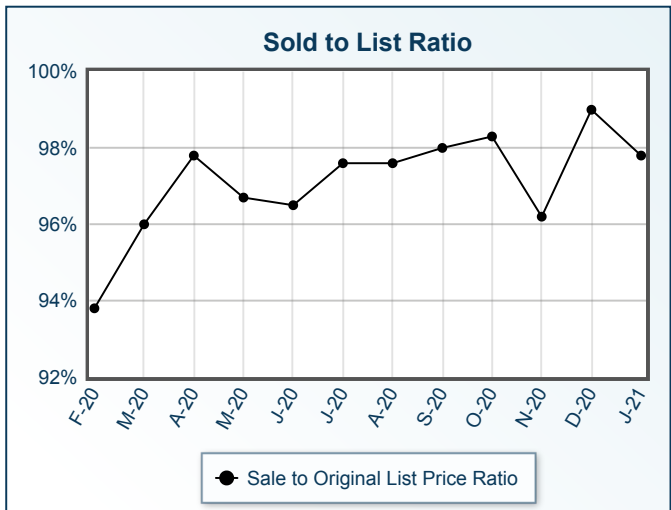
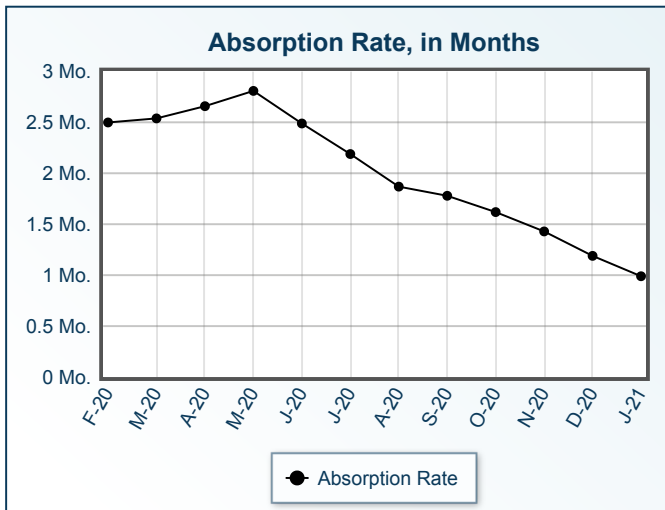
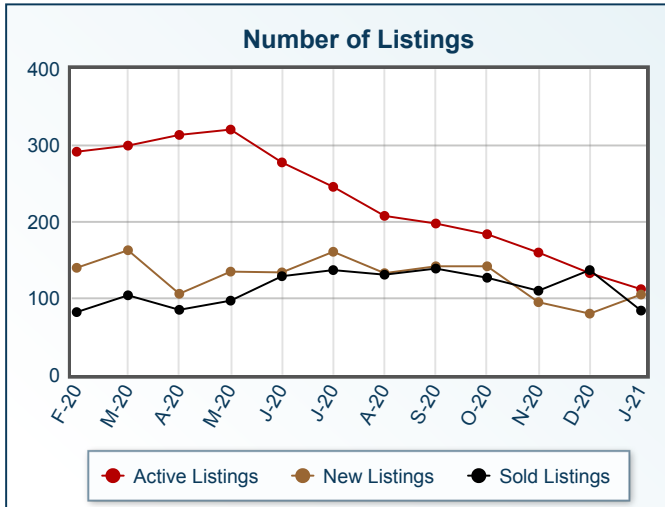
"Short" stands for Short Sale, where third party approval is required for the transaction.

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, January 2021



Summary Statistics						
	Jan-21	Jan-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	0.99	2.43	-59.26	0.99	2.43	-59.26
Average List Price	\$507,033	\$503,937	0.61	\$461,120	\$463,884	-0.60
Median List Price	\$389,250	\$387,450	0.46	\$360,000	\$355,500	1.27
Average Sale Price	\$370,084	\$302,698	22.26	\$370,084	\$302,698	22.26
Median Sale Price	\$349,500	\$284,750	22.74	\$349,500	\$284,750	22.74
Average CDOM	27	97	-72.16	27	97	-72.16
Median CDOM	7	64	-89.06	7	73	-90.41

Sold Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	4	1	300.0	4	1
100,000-149,999	3	4	-25.0	3	4	-25.0
150,000-199,999	2	10	-80.0	2	10	-80.0
200,000-249,999	8	13	-38.5	8	13	-38.5
250,000-299,999	12	16	-25.0	12	16	-25.0
300,000-349,999	13	13	0.0	13	13	0.0
350,000-399,999	13	8	62.5	13	8	62.5
400,000-449,999	7	5	40.0	7	5	40.0
450,000-499,999	7	3	133.3	7	3	133.3
500,000-549,999	3	1	200.0	3	1	200.0
550,000-599,999	4	3	33.3	4	3	33.3
600,000-649,999	1	0	N/A	1	0	N/A
650,000-699,999	2	0	N/A	2	0	N/A
700,000-749,999	3	0	N/A	3	0	N/A
750,000-799,999	1	1	0.0	1	1	0.0
800,000-849,999	0	0	0.0	0	0	0.0
850,000-899,999	0	0	0.0	0	0	0.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	1	0	N/A	1	0	N/A
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	0	0	0.0	0	0	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	0	0.0	0	0	0.0
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	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
3,500,000-3,749,999	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	84	78	7.7	84	78	7.7

Pending Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	1	-100.0	0	1
100,000-149,999	1	2	-50.0	1	2	-50.0
150,000-199,999	5	8	-37.5	5	8	-37.5
200,000-249,999	7	20	-65.0	7	20	-65.0
250,000-299,999	21	17	23.5	21	17	23.5
300,000-349,999	30	12	150.0	30	12	150.0
350,000-399,999	10	10	0.0	10	10	0.0
400,000-449,999	12	5	140.0	12	5	140.0
450,000-499,999	9	2	350.0	9	2	350.0
500,000-549,999	5	5	0.0	5	5	0.0
550,000-599,999	5	2	150.0	5	2	150.0
600,000-649,999	1	1	0.0	1	1	0.0
650,000-699,999	2	1	100.0	2	1	100.0
700,000-749,999	1	0	N/A	1	0	N/A
750,000-799,999	2	0	N/A	2	0	N/A
800,000-849,999	0	2	-100.0	0	2	-100.0
850,000-899,999	1	1	0.0	1	1	0.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	3	0	N/A	3	0	N/A
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	1	0	N/A	1	0	N/A
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	0	0.0	0	0	0.0
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	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
3,500,000-3,749,999	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	116	89	30.3	116	89	30.3

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg		2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	1	-100.0	0	4		-100.0	0-99,999	0	2	-100.0	0
100,000-149,999	1	9	-88.9	2	13	-84.6	100,000-149,999	0	3	-100.0	0	3	-100.0
150,000-199,999	9	24	-62.5	15	36	-58.3	150,000-199,999	6	11	-45.5	6	11	-45.5
200,000-249,999	7	33	-78.8	13	53	-75.5	200,000-249,999	7	22	-68.2	7	22	-68.2
250,000-299,999	15	27	-44.4	32	45	-28.9	250,000-299,999	19	23	-17.4	19	23	-17.4
300,000-349,999	18	23	-21.7	47	39	20.5	300,000-349,999	21	14	50.0	21	14	50.0
350,000-399,999	10	37	-73.0	21	47	-55.3	350,000-399,999	14	9	55.6	14	9	55.6
400,000-449,999	6	18	-66.7	21	29	-27.6	400,000-449,999	11	6	83.3	11	6	83.3
450,000-499,999	12	31	-61.3	19	33	-42.4	450,000-499,999	9	5	80.0	9	5	80.0
500,000-549,999	3	15	-80.0	6	20	-70.0	500,000-549,999	1	7	-85.7	1	7	-85.7
550,000-599,999	5	10	-50.0	10	11	-9.1	550,000-599,999	6	2	200.0	6	2	200.0
600,000-649,999	1	9	-88.9	3	11	-72.7	600,000-649,999	0	1	-100.0	0	1	-100.0
650,000-699,999	2	6	-66.7	4	6	-33.3	650,000-699,999	1	1	0.0	1	1	0.0
700,000-749,999	2	5	-60.0	3	5	-40.0	700,000-749,999	0	0	0.0	0	0	0.0
750,000-799,999	2	2	0.0	3	2	50.0	750,000-799,999	2	0	N/A	2	0	N/A
800,000-849,999	3	3	0.0	3	4	-25.0	800,000-849,999	0	0	0.0	0	0	0.0
850,000-899,999	2	5	-60.0	4	6	-33.3	850,000-899,999	1	0	N/A	1	0	N/A
900,000-949,999	0	2	-100.0	0	3	-100.0	900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	5	2	150.0	6	4	50.0	950,000-999,999	3	1	200.0	3	1	200.0
1,000,000-1,099,999	0	3	-100.0	0	3	-100.0	1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	3	3	0.0	5	3	66.7	1,100,000-1,199,999	1	0	N/A	1	0	N/A
1,200,000-1,299,999	2	3	-33.3	3	4	-25.0	1,200,000-1,299,999	1	1	0.0	1	1	0.0
1,300,000-1,399,999	0	1	-100.0	0	1	-100.0	1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	1	2	-50.0	1	2	-50.0	1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	1	2	-50.0	2	2	0.0	1,500,000-1,599,999	1	0	N/A	1	0	N/A
1,600,000-1,699,999	0	3	-100.0	0	3	-100.0	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	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	2	0	N/A	2	0	N/A	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	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	0	0.0	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	1	-100.0	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	2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	1	-100.0	0	2	-100.0	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	0	1	-100.0	0	1	-100.0	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	2	-100.0	0	2	-100.0	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	112	284	-60.6	225	395	-43.0	Totals	105	108	-2.8	105	108	-2.8

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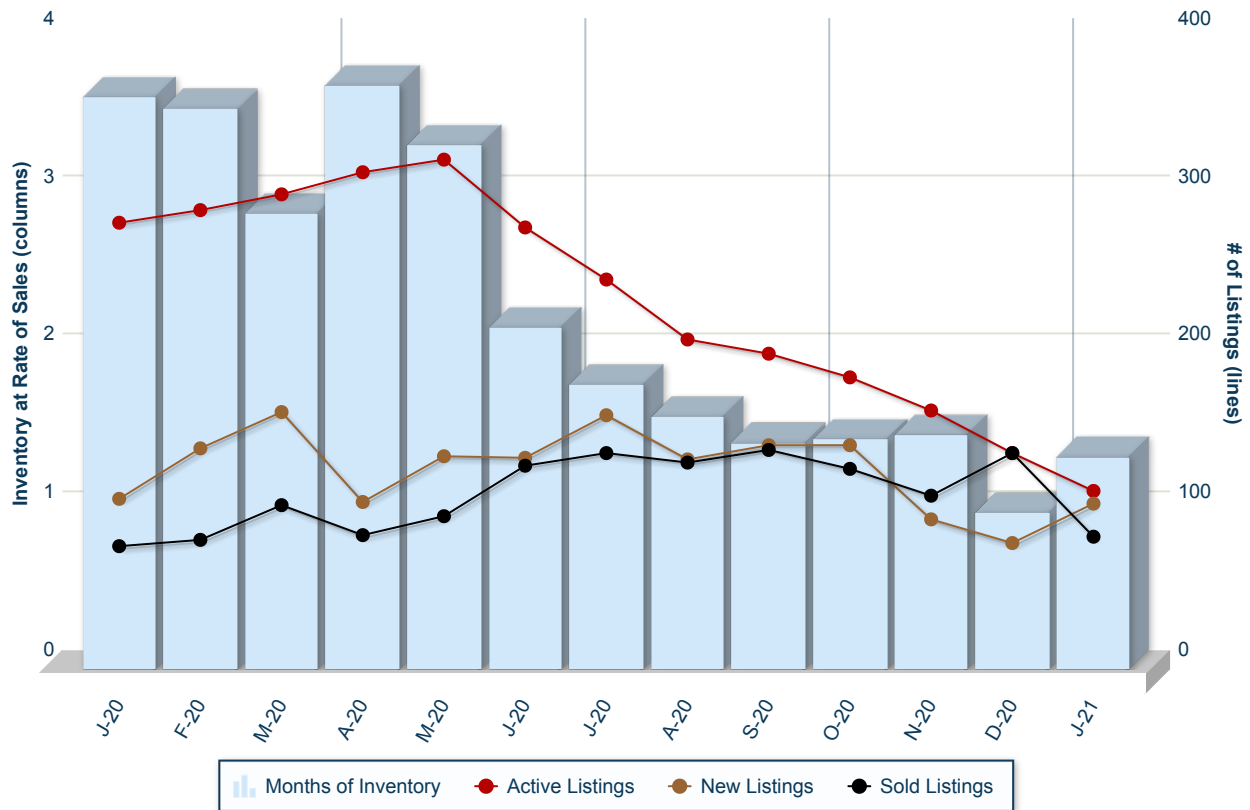
Josephine Co Year Over Year Comparison

Activity between 1/1/2021 and 1/31/2021

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	34	14	-58	12	5	-58	6	7	+16	9	5	-44	2,007,862	989,750	-50	223,095	197,950	-11	245,000	226,000	-	97	99	+2
Grants Pass	309	189	-38	88	95	+7	77	102	+32	57	71	+24	17,853,575	26,890,122	+50	313,220	378,734	+20	295,000	355,000	+20	97	99	+2
Kerby	5	3	-40	1	0	-	2	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merlin	11	7	-36	1	3	+200	3	2	-33	0	2	+	0	557,500	+	0	278,750	+	0	278,750	+	0	102	+
O'Brien	5	1	-80	2	0	-	0	0	0	0	3	+	0	549,000	+	0	183,000	+	0	51,000	+	0	98	+
Selma	13	6	-53	2	1	-50	1	2	+100	6	2	-66	1,959,000	1,198,000	-38	326,500	599,000	+83	362,000	599,000	+65	96	114	+18
Sunny Valley	1	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	4	4	0	0	1	+	0	2	+	1	1	0	495,000	630,000	+27	495,000	630,000	+27	495,000	630,000	+27	97	94	-3
Wolf Creek	12	1	-91	0	0	0	1	1	0	1	1	0	245,000	229,900	-6	245,000	229,900	-6	245,000	229,900	-	98	100	+2
Totals	394	225	-43	106	105	-1	90	116	+29	74	85	+15	22,560,437	31,044,272	+38	304,871	365,227	+20	289,200	349,000	+21	98	100	+2
Grand Totals	394	225	-43	106	105	-1	90	116	+29	74	85	+15	22,560,437	31,044,272	+38	304,871	365,227	+20	289,200	349,000	+21	98	100	+2

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Josephine Co Inventory January 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Jan - 2021	113	105	84	1.35
Dec - 2020	137	80	137	1.00
Nov - 2020	164	95	110	1.49
Oct - 2020	185	142	127	1.46
Sep - 2020	200	142	139	1.44
Aug - 2020	209	133	131	1.60
Jul - 2020	247	161	137	1.80
Jun - 2020	280	134	129	2.17
May - 2020	323	135	97	3.33
Apr - 2020	315	106	85	3.71
Mar - 2020	301	163	104	2.89
Feb - 2020	291	140	82	3.55
Jan - 2020	283	108	78	3.63

Keybox Activity Report



Note: Keybox activity splits approximately 75% Jackson County, 25% Josephine County.

Keybox Accesses	Jan 20	Jan 21	Change
	7185	5155	-28.3%

