



JOSEPHINE CO EXISTING URBAN HOME SALES - August 1, 2021 through October 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2020 vs Oct 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	68	61	48	21	\$205,000	\$332,250	\$359,950	75.6%	8.3%	\$320,450	\$340,000
Northeast Grants Pass	36	35	47	23	\$181,500	\$306,250	\$350,000	92.8%	14.3%	\$320,000	\$344,000
Southwest Grants Pass	39	52	29	25	\$226,950	\$315,000	\$369,000	62.6%	17.1%	\$280,625	\$370,000
Southeast Grants Pass	52	36	53	19	\$228,500	\$318,450	\$375,750	64.4%	18.0%	\$319,900	\$367,000
Cave Junction	11	14	66	14	\$116,750	\$210,000	\$300,000	157.0%	42.9%	\$165,000	\$300,000
URBAN TOTALS	206	198	46	22	\$210,000	\$315,000	\$364,000	73.3%	15.6%	\$311,000	\$350,000

JOSEPHINE CO NEW URBAN HOME SALES - August 1, 2021 through October 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2020 vs Oct 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	10	0	32	N/A	\$165,250	\$341,796	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	6	2	104	N/A	\$258,700	\$364,755	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	2	1	N/A	N/A	\$254,650	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	N/A	N/A
Cave Junction	3	1	88	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	22	4	56	90	\$255,000	\$342,000	\$342,000	34.1%	0.0%	\$380,509	N/A

JOSEPHINE CO RURAL HOME SALES - August 1, 2021 through October 31, 2021

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2020 vs Oct 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	100	97	48	31	\$299,000	\$421,500	\$470,000	57.2%	11.5%	\$455,000	\$464,950
5 - 10 Acres	30	39	90	40	\$327,500	\$476,500	\$625,000	90.8%	31.2%	\$487,000	\$495,000
Over 10 Acres	25	20	86	57	\$435,000	\$545,000	\$592,500	36.2%	8.7%	\$457,000	\$460,000
RURAL TOTALS	155	156	62	37	\$315,000	\$450,000	\$515,000	63.5%	14.4%	\$476,500	\$477,450

RESIDENTIAL INVENTORY

Area	Active As Of 10/31/20	Active As Of 10/31/21	% Change
Northwest Grants Pass	27	33	22.2%
Northeast Grants Pass	21	18	-14.3%
Southwest Grants Pass	12	13	8.3%
Southeast Grants Pass	15	30	100.0%
Cave Junction	14	10	-28.6%
Rural	97	181	86.6%
COUNTY TOTALS	186	285	53.2%

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 - August 1, 2021 through October 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31			Oct 2020 vs Oct 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Northwest Grants Pass	0	0	N/A	N/A	N/A	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
Southwest Grants Pass	0	0	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	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - August 1, 2021 through October 31, 2021

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Aug 1 - Oct 31							Aug 1 - Oct 31				Aug 1 - Oct 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	61	100.0%	0	0.0%	0	0.0%	61	21	N/A	N/A	21	\$359,950	N/A	N/A	\$359,950
Northeast Grants Pass	34	97.1%	1	2.9%	0	0.0%	35	23	N/A	N/A	23	\$355,000	N/A	N/A	\$350,000
Southwest Grants Pass	52	100.0%	0	0.0%	0	0.0%	52	25	N/A	N/A	25	\$369,000	N/A	N/A	\$369,000
Southeast Grants Pass	36	100.0%	0	0.0%	0	0.0%	36	19	N/A	N/A	19	\$375,750	N/A	N/A	\$375,750
Cave Junction	14	100.0%	0	0.0%	0	0.0%	14	14	N/A	N/A	14	\$300,000	N/A	N/A	\$300,000
URBAN TOTALS	197	99.5%	1	0.5%	0	0.0%	198	22	N/A	N/A	22	\$365,000	N/A	N/A	\$364,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 10/31/21

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	33	100.0%	0	0.0%	0	0.0%	33
Northeast Grants Pass	18	100.0%	0	0.0%	0	0.0%	18
Southwest Grants Pass	12	100.0%	0	0.0%	0	0.0%	12
Southeast Grants Pass	30	100.0%	0	0.0%	0	0.0%	30
Cave Junction	10	100.0%	0	0.0%	0	0.0%	10
Rural	180	99.4%	1	0.6%	0	0.0%	181
COUNTY TOTALS	283	99.6%	1	0.4%	0	0.0%	284

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.

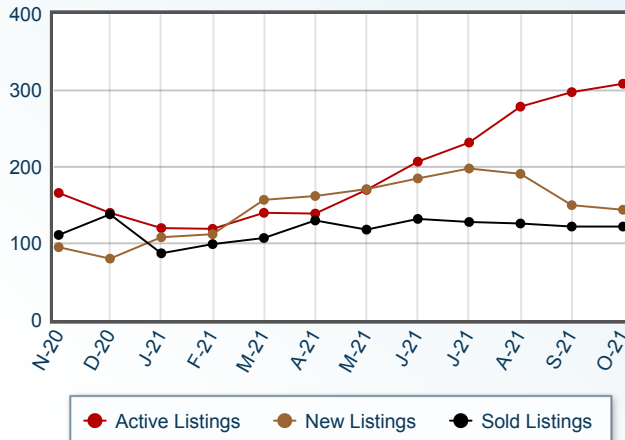
Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.

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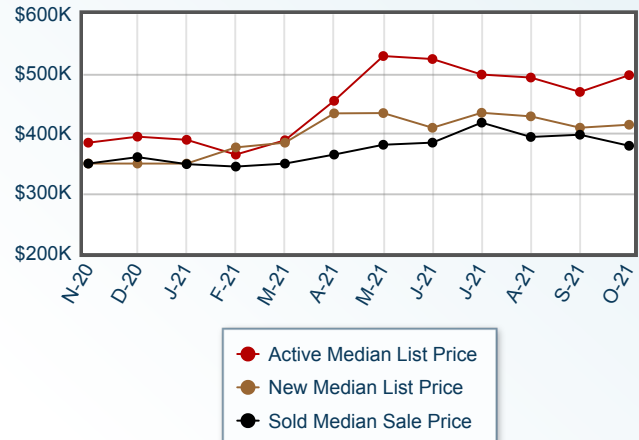
Market Summary

Josephine Co Residential, October 2021

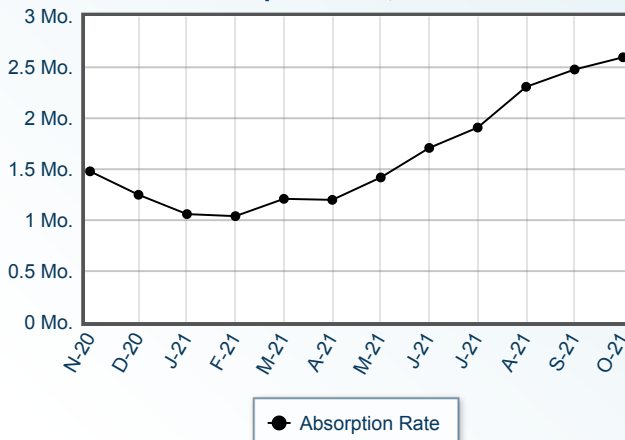
Number of Listings



Listings Prices



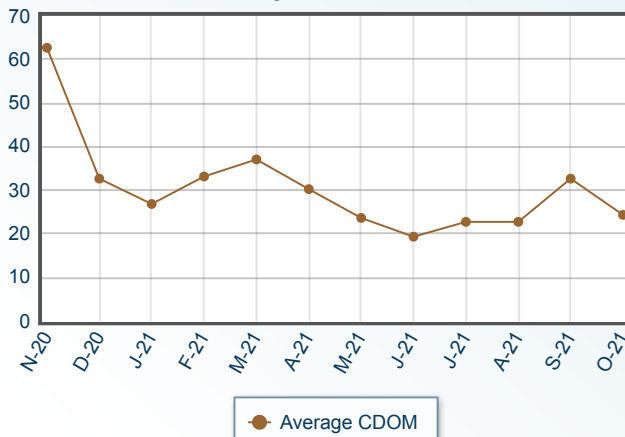
Absorption Rate, in Months



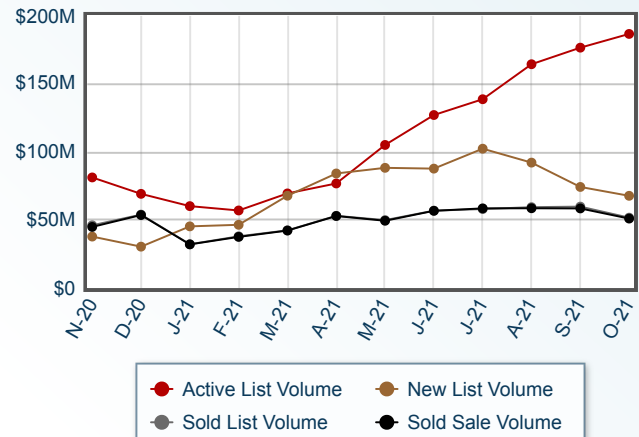
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics						
	Oct-21	Oct-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	2.6	1.65	57.58	1.69	2.3	-26.52
Average List Price	\$604,329	\$464,653	30.06	\$480,339	\$406,585	18.14
Median List Price	\$497,999	\$379,900	31.09	\$405,000	\$341,000	18.77
Average Sale Price	\$418,551	\$391,873	6.81	\$425,163	\$357,473	18.94
Median Sale Price	\$379,750	\$364,500	4.18	\$376,500	\$322,900	16.60
Average CDOM	24	40	-40.00	27	N/A	N/A
Median CDOM	11	11	0.00	8	21	-61.90

Sold Listings						
	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
0-99,999	0	2	-100.0	6	9	-33.3
100,000-149,999	1	2	-50.0	13	29	-55.2
150,000-199,999	3	4	-25.0	34	70	-51.4
200,000-249,999	5	11	-54.5	66	148	-55.4
250,000-299,999	14	20	-30.0	142	223	-36.3
300,000-349,999	18	23	-21.7	184	174	5.7
350,000-399,999	28	13	115.4	216	135	60.0
400,000-449,999	14	12	16.7	117	94	24.5
450,000-499,999	13	17	-23.5	110	76	44.7
500,000-549,999	7	6	16.7	61	49	24.5
550,000-599,999	9	7	28.6	58	34	70.6
600,000-649,999	0	3	-100.0	39	20	95.0
650,000-699,999	3	1	200.0	22	13	69.2
700,000-749,999	2	4	-50.0	28	9	211.1
750,000-799,999	1	1	0.0	20	6	233.3
800,000-849,999	0	0	0.0	14	1	1300.0
850,000-899,999	1	0	N/A	8	6	33.3
900,000-949,999	1	0	N/A	5	3	66.7
950,000-999,999	0	0	0.0	9	2	350.0
1,000,000-1,099,999	0	0	0.0	4	3	33.3
1,100,000-1,199,999	2	2	0.0	9	4	125.0
1,200,000-1,299,999	0	0	0.0	2	1	100.0
1,300,000-1,399,999	0	0	0.0	2	0	N/A
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	1	0	N/A
1,600,000-1,699,999	0	0	0.0	0	2	-100.0
1,700,000-1,799,999	0	0	0.0	1	0	N/A
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	1	-100.0
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	122	128	-4.7	1171	1112	5.3

Pending Listings						
	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
0-99,999	0	0	0.0	2	8	-75.0
100,000-149,999	0	2	-100.0	8	28	-71.4
150,000-199,999	1	6	-83.3	38	73	-47.9
200,000-249,999	4	19	-78.9	66	169	-60.9
250,000-299,999	19	16	18.8	152	238	-36.1
300,000-349,999	17	19	-10.5	185	180	2.8
350,000-399,999	22	24	-8.3	215	165	30.3
400,000-449,999	12	11	9.1	122	92	32.6
450,000-499,999	14	10	40.0	132	98	34.7
500,000-549,999	6	3	100.0	62	51	21.6
550,000-599,999	15	4	275.0	76	38	100.0
600,000-649,999	2	4	-50.0	28	19	47.4
650,000-699,999	4	2	100.0	31	21	47.6
700,000-749,999	0	1	-100.0	15	7	114.3
750,000-799,999	2	2	0.0	26	6	333.3
800,000-849,999	0	1	-100.0	9	7	28.6
850,000-899,999	0	2	-100.0	12	9	33.3
900,000-949,999	0	0	0.0	7	2	250.0
950,000-999,999	1	1	0.0	11	3	266.7
1,000,000-1,099,999	1	0	N/A	3	2	50.0
1,100,000-1,199,999	0	1	-100.0	9	4	125.0
1,200,000-1,299,999	0	1	-100.0	4	5	-20.0
1,300,000-1,399,999	0	0	0.0	1	1	0.0
1,400,000-1,499,999	2	0	N/A	2	0	N/A
1,500,000-1,599,999	0	0	0.0	1	0	N/A
1,600,000-1,699,999	0	0	0.0	1	0	N/A
1,700,000-1,799,999	0	0	0.0	1	0	N/A
1,800,000-1,899,999	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	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	2	-100.0
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	122	129	-5.4	1219	1229	-0.8

Active Listings							New Listings						
	This Month			Year to Date				This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg		2021	2020	% Chg	2021	2020	% Chg
0-99,999	0	0	0.0	2	8	-75.0	0-99,999	0	0	0.0	2	6	-66.7
100,000-149,999	1	6	-83.3	9	34	-73.5	100,000-149,999	1	2	-50.0	7	24	-70.8
150,000-199,999	9	10	-10.0	55	104	-47.1	150,000-199,999	2	4	-50.0	45	79	-43.0
200,000-249,999	7	13	-46.2	75	208	-63.9	200,000-249,999	3	12	-75.0	70	177	-60.5
250,000-299,999	19	22	-13.6	187	275	-32.0	250,000-299,999	16	16	0.0	169	253	-33.2
300,000-349,999	28	30	-6.7	227	237	-4.2	300,000-349,999	18	26	-30.8	203	211	-3.8
350,000-399,999	41	29	41.4	283	218	29.8	350,000-399,999	24	28	-14.3	275	179	53.6
400,000-449,999	29	13	123.1	170	121	40.5	400,000-449,999	18	9	100.0	161	98	64.3
450,000-499,999	32	14	128.6	178	138	29.0	450,000-499,999	17	15	13.3	167	110	51.8
500,000-549,999	15	6	150.0	89	75	18.7	500,000-549,999	10	9	11.1	84	62	35.5
550,000-599,999	25	7	257.1	103	57	80.7	550,000-599,999	10	9	11.1	99	48	106.3
600,000-649,999	11	5	120.0	49	33	48.5	600,000-649,999	3	1	200.0	46	24	91.7
650,000-699,999	15	7	114.3	61	36	69.4	650,000-699,999	6	2	200.0	58	31	87.1
700,000-749,999	6	4	50.0	26	14	85.7	700,000-749,999	3	0	N/A	23	9	155.6
750,000-799,999	13	2	550.0	45	10	350.0	750,000-799,999	3	1	200.0	42	8	425.0
800,000-849,999	8	2	300.0	20	8	150.0	800,000-849,999	2	1	100.0	18	4	350.0
850,000-899,999	8	4	100.0	23	13	76.9	850,000-899,999	1	1	0.0	21	7	200.0
900,000-949,999	5	2	150.0	12	6	100.0	900,000-949,999	0	0	0.0	11	3	266.7
950,000-999,999	7	1	600.0	24	8	200.0	950,000-999,999	4	2	100.0	20	5	300.0
1,000,000-1,099,999	3	0	N/A	6	5	20.0	1,000,000-1,099,999	2	0	N/A	6	2	200.0
1,100,000-1,199,999	1	3	-66.7	13	11	18.2	1,100,000-1,199,999	0	3	-100.0	8	8	0.0
1,200,000-1,299,999	8	1	700.0	13	10	30.0	1,200,000-1,299,999	0	0	0.0	12	7	71.4
1,300,000-1,399,999	1	0	N/A	3	2	50.0	1,300,000-1,399,999	1	0	N/A	3	1	200.0
1,400,000-1,499,999	4	1	300.0	9	3	200.0	1,400,000-1,499,999	0	0	0.0	8	1	700.0
1,500,000-1,599,999	4	3	33.3	8	3	166.7	1,500,000-1,599,999	0	0	0.0	7	1	600.0
1,600,000-1,699,999	3	0	N/A	5	4	25.0	1,600,000-1,699,999	0	0	0.0	5	1	400.0
1,700,000-1,799,999	2	0	N/A	3	0	N/A	1,700,000-1,799,999	0	0	0.0	3	0	N/A
1,800,000-1,899,999	1	2	-50.0	2	3	-33.3	1,800,000-1,899,999	0	1	-100.0	1	3	-66.7
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	1	0	N/A	2	2	0.0	2,250,000-2,499,999	0	0	0.0	2	1	100.0
2,500,000-2,749,999	1	0	N/A	1	0	N/A	2,500,000-2,749,999	0	0	0.0	1	0	N/A
2,750,000-2,999,999	0	0	0.0	0	3	-100.0	2,750,000-2,999,999	0	0	0.0	0	1	-100.0
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	0	N/A	1	1	0.0	3,500,000-3,749,999	0	0	0.0	1	0	N/A
3,750,000-3,999,999	0	0	0.0	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	309	187	65.2	1704	1652	3.1	Totals	144	142	1.4	1578	1364	15.7

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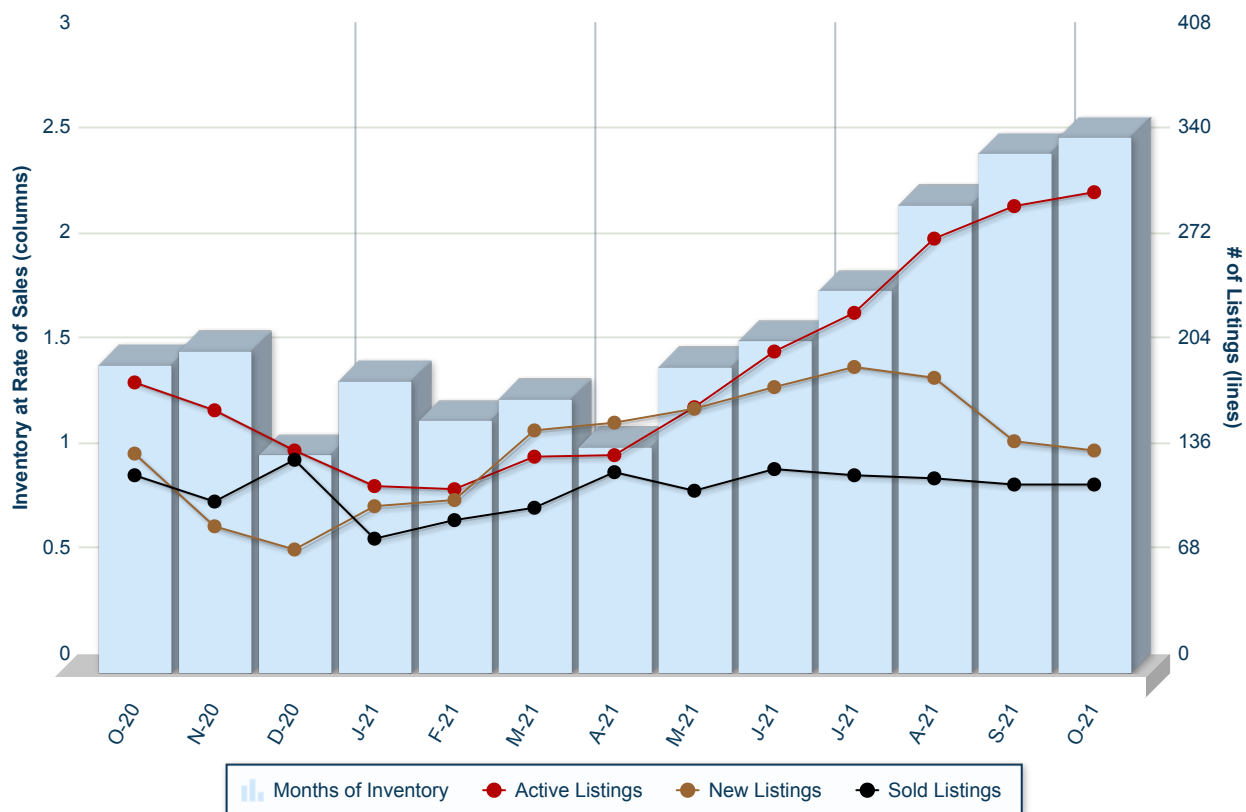
Josephine Co Year Over Year Comparison

Activity between 10/1/2021 and 10/31/2021

Residential																								
	Total Active			New Listings			Number Under Contract			Number Sold			Sold Volume			Average Sale Price			Median Sale Price			Percent of List		
City	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	35	48	+37	12	11	-8	14	2	-85	7	8	+14	1,749,500	2,728,000	+55	249,928	341,000	+36	220,000	354,500	+61	96	98	+2
Grants Pass	264	333	+26	116	118	+1	103	117	+13	108	106	-1	42,907,877	45,623,700	+6	397,295	430,412	+8	373,999	385,000	+2	98	98	0
Kerby	1	4	+300	0	1	+	0	0	0	0	1	+	0	127,500	+	0	127,500	+	0	127,500	+	0	98	+
Merlin	8	15	+87	3	5	+66	4	2	-50	4	1	-75	1,971,400	520,000	-73	492,850	520,000	+5	465,750	520,000	+11	99	100	+1
O'Brien	2	4	+100	1	1	0	0	0	0	3	1	-66	799,000	375,000	-53	266,333	375,000	+40	324,000	375,000	+15	96	100	+4
Selma	7	20	+185	3	5	+66	1	1	0	1	2	+100	457,000	785,000	+71	457,000	392,500	-14	457,000	392,500	-	95	96	+1
Sunny Valley	0	1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	2	8	+300	1	3	+200	1	0	-	0	1	+	0	252,000	+	0	252,000	+	0	252,000	+	0	100	+
Wolf Creek	6	8	+33	3	1	-66	2	2	0	1	3	+200	300,000	970,000	+223	300,000	323,333	+7	300,000	300,000	0	94	100	+6
Totals	325	441	+36	139	145	+4	125	124	-1	124	123	-1	48,184,777	51,381,200	+7	388,587	417,733	+8	355,500	380,000	+7	98	99	1
Grand Totals	325	441	+36	139	145	+4	125	124	-1	124	123	-1	48,184,777	51,381,200	+7	388,587	417,733	+8	355,500	380,000	+7	98	99	+1

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Josephine Co Inventory October 2020 - 21



	Active Listings	New Listings	Sold Listings	Months Inventory
Oct - 2021	311	144	122	2.55
Sep - 2021	302	150	122	2.48
Aug - 2021	281	191	126	2.23
Jul - 2021	233	198	128	1.82
Jun - 2021	208	185	132	1.58
May - 2021	172	171	118	1.46
Apr - 2021	141	162	130	1.08
Mar - 2021	140	157	107	1.31
Feb - 2021	119	112	99	1.20
Jan - 2021	121	108	87	1.39
Dec - 2020	144	80	138	1.04
Nov - 2020	170	95	111	1.53
Oct - 2020	188	142	128	1.47

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Keybox Activity Report



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

Keybox Accesses	Oct 20	Oct 21	Change
	7568	7771	2.7%

