



JOSEPHINE CO EXISTING URBAN HOME SALES - April 1, 2020 through June 30, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2019 vs Jun 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	53	52	47	46	\$185,000	\$250,000	\$257,500	39.2%	3.0%	\$275,000	\$264,750
Northeast Grants Pass	35	24	41	33	\$170,000	\$235,000	\$255,250	50.1%	8.6%	\$249,950	\$240,000
Southwest Grants Pass	35	27	69	32	\$203,250	\$269,900	\$280,000	37.8%	3.7%	\$259,900	\$282,950
Southeast Grants Pass	41	25	44	52	\$210,000	\$290,000	\$283,000	34.8%	-2.4%	\$273,000	\$329,000
Cave Junction	12	9	146	18	\$138,500	\$215,250	\$212,000	53.1%	-1.5%	\$211,000	N/A
URBAN TOTALS	176	137	56	40	\$185,000	\$254,325	\$270,000	45.9%	6.2%	\$253,000	\$267,000

JOSEPHINE CO NEW URBAN HOME SALES - April 1, 2020 through June 30, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2019 vs Jun 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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	3	2	122	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	1	2	N/A	N/A	\$237,900	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	4	9	36	42	N/A	\$249,950	\$280,550	N/A	12.2%	N/A	\$267,450
URBAN TOTALS	11	13	77	44	\$237,900	\$295,000	\$304,728	28.1%	3.3%	N/A	\$302,500

JOSEPHINE CO RURAL HOME SALES - April 1, 2020 through June 30, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2019 vs Jun 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	100	64	69	47	\$249,950	\$369,450	\$370,500	48.2%	0.3%	\$375,000	\$370,000
5 - 10 Acres	36	34	137	71	\$360,000	\$340,000	\$374,500	4.0%	10.1%	\$360,000	\$415,000
Over 10 Acres	19	25	208	102	\$425,000	\$575,000	\$500,000	17.6%	-13.0%	N/A	\$507,450
RURAL TOTALS	155	123	102	65	\$285,000	\$375,000	\$395,000	38.6%	5.3%	\$377,000	\$390,000

RESIDENTIAL INVENTORY			
Area	Active As Of 06/30/19	Active As Of 06/30/20	% Change
Northwest Grants Pass	42	36	-14.3%
Northeast Grants Pass	25	16	-36.0%
Southwest Grants Pass	33	11	-66.7%
Southeast Grants Pass	28	13	-53.6%
Cave Junction	12	10	-16.7%
Rural	263	116	-55.9%
JOSEPHINE COUNTY TOTALS	403	202	-49.9%

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 - April 1, 2020 through June 30, 2020

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30			Jun 2019 vs Jun 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Northwest Grants Pass	3	1	78	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	2	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	0	3	N/A	28	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	7	5	64	42	\$210,000	\$230,200	9.6%	N/A	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - April 1, 2020 through June 30, 2020

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Apr 1 - Jun 30							Apr 1 - Jun 30				Apr 1 - Jun 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Northwest Grants Pass	51	98.1%	1	1.9%	0	0.0%	52	44	N/A	N/A	46	\$260,000	N/A	N/A	\$257,500
Northeast Grants Pass	24	100.0%	0	0.0%	0	0.0%	24	33	N/A	N/A	33	\$255,250	N/A	N/A	\$255,250
Southwest Grants Pass	26	96.3%	1	3.7%	0	0.0%	27	33	N/A	N/A	32	\$280,000	N/A	N/A	\$280,000
Southeast Grants Pass	22	88.0%	3	12.0%	0	0.0%	25	56	N/A	N/A	52	\$290,000	N/A	N/A	\$283,000
Cave Junction	9	100.0%	0	0.0%	0	0.0%	9	18	N/A	N/A	18	\$212,000	N/A	N/A	\$212,000
URBAN TOTALS	132	96.4%	5	3.6%	0	0.0%	137	40	42	N/A	40	\$271,750	\$230,200	N/A	\$270,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 06/30/20

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Northwest Grants Pass	36	100.0%	0	0.0%	0	0.0%	36
Northeast Grants Pass	16	100.0%	0	0.0%	0	0.0%	16
Southwest Grants Pass	11	100.0%	0	0.0%	0	0.0%	11
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	115	99.1%	1	0.9%	0	0.0%	116
JOSEPHINE COUNTY TOTALS	201	99.5%	1	0.5%	0	0.0%	202

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.

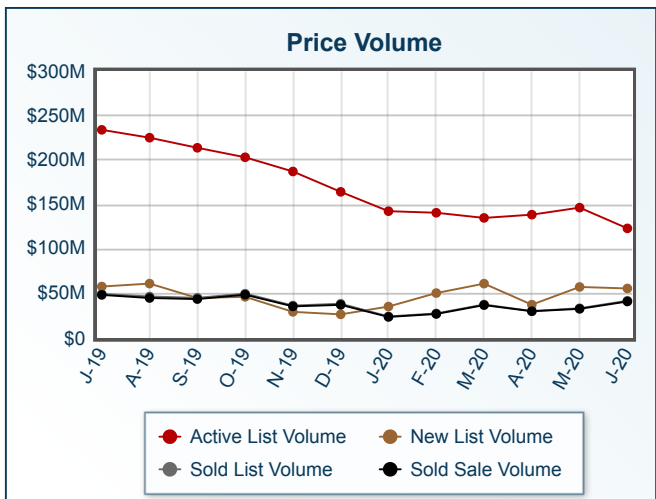
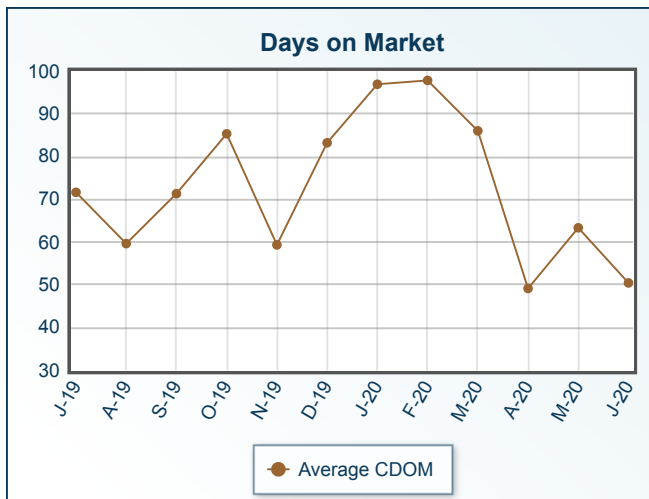
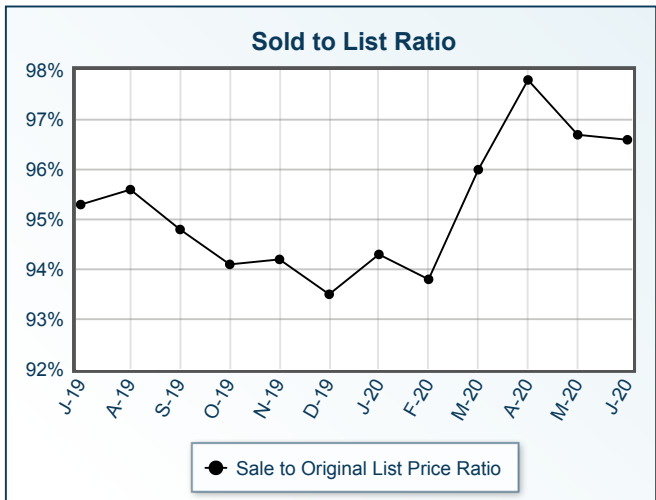
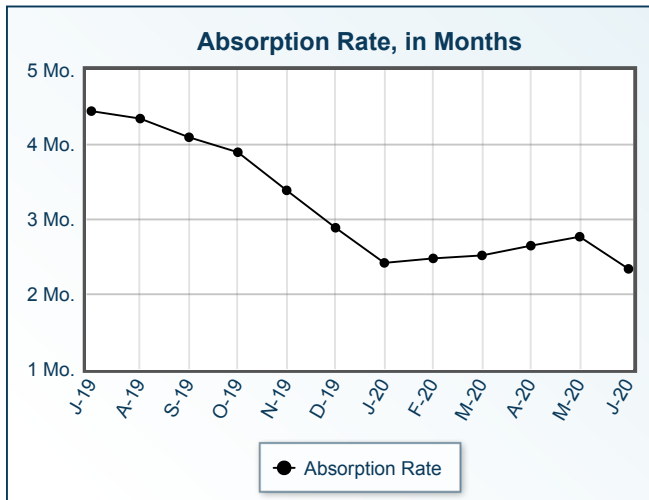
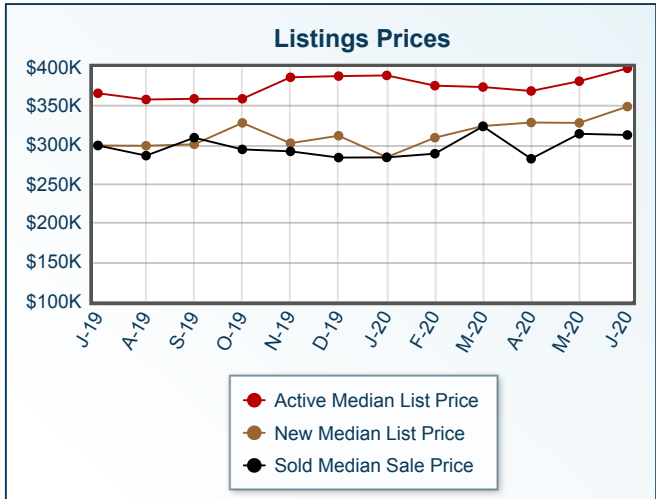
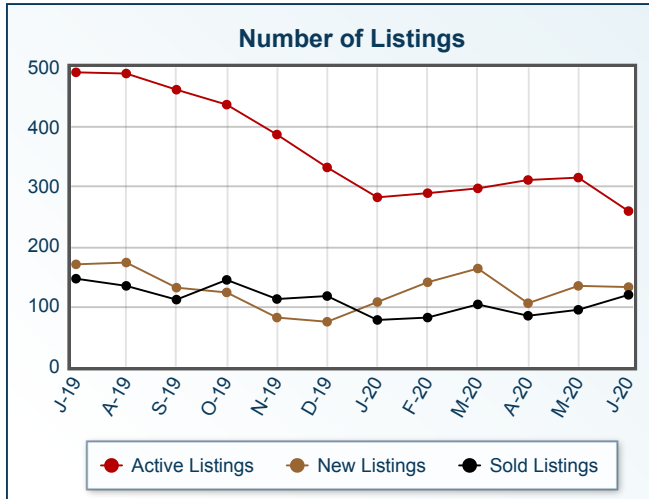
"Short" stands for Short Sale, where third party approval is required for the transaction.

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, June 2020



Summary Statistics						
	Jun-20	Jun-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2.34	4.72	-50.42	2.53	4.55	-44.40
Average List Price	\$474,264	\$470,502	0.80	\$414,432	\$400,297	3.53
Median List Price	\$399,000	\$359,950	10.85	\$335,000	\$319,000	5.02
Average Sale Price	\$341,440	\$322,837	5.76	\$338,884	\$316,341	7.13
Median Sale Price	\$313,500	\$275,000	14.00	\$297,075	\$280,000	6.10
Average CDOM	50	82	-39.02	72	92	-21.74
Median CDOM	15	21	-28.57	28	38	-26.32

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	1	2	-50.0	6	4	50.0
100,000-149,999	5	6	-16.7	20	34	-41.2
150,000-199,999	8	14	-42.9	48	60	-20.0
200,000-249,999	16	22	-27.3	89	127	-29.9
250,000-299,999	29	30	-3.3	125	146	-14.4
300,000-349,999	15	9	66.7	80	83	-3.6
350,000-399,999	13	12	8.3	61	59	3.4
400,000-449,999	12	8	50.0	40	41	-2.4
450,000-499,999	8	3	166.7	25	20	25.0
500,000-549,999	6	1	500.0	25	12	108.3
550,000-599,999	1	3	-66.7	14	13	7.7
600,000-649,999	3	4	-25.0	7	9	-22.2
650,000-699,999	1	3	-66.7	4	5	-20.0
700,000-749,999	0	0	0.0	3	2	50.0
750,000-799,999	0	2	-100.0	4	4	0.0
800,000-849,999	0	0	0.0	1	1	0.0
850,000-899,999	0	0	0.0	4	1	300.0
900,000-949,999	0	0	0.0	1	3	-66.7
950,000-999,999	0	0	0.0	2	1	100.0
1,000,000-1,099,999	1	0	N/A	2	2	0.0
1,100,000-1,199,999	0	1	-100.0	1	2	-50.0
1,200,000-1,299,999	1	1	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	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	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	120	121	-0.8	564	631	-10.6

	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	1	1	0.0	4	4	0.0
100,000-149,999	3	10	-70.0	19	35	-45.7
150,000-199,999	7	7	0.0	48	56	-14.3
200,000-249,999	18	21	-14.3	116	126	-7.9
250,000-299,999	31	36	-13.9	145	182	-20.3
300,000-349,999	33	28	17.9	95	103	-7.8
350,000-399,999	23	13	76.9	92	68	35.3
400,000-449,999	10	7	42.9	44	53	-17.0
450,000-499,999	15	4	275.0	50	28	78.6
500,000-549,999	8	3	166.7	28	16	75.0
550,000-599,999	1	3	-66.7	12	14	-14.3
600,000-649,999	4	0	N/A	12	5	140.0
650,000-699,999	3	4	-25.0	9	13	-30.8
700,000-749,999	1	1	0.0	3	3	0.0
750,000-799,999	0	1	-100.0	0	7	-100.0
800,000-849,999	0	1	-100.0	4	2	100.0
850,000-899,999	0	1	-100.0	4	2	100.0
900,000-949,999	0	0	0.0	1	0	N/A
950,000-999,999	0	1	-100.0	2	3	-33.3
1,000,000-1,099,999	1	0	N/A	1	3	-66.7
1,100,000-1,199,999	0	0	0.0	1	0	N/A
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	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	159	142	12.0	694	727	-4.5

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	7	-85.7	5	12		-58.3	0-99,999	0	0	0.0	3
100,000-149,999	7	11	-36.4	26	47	-44.7	100,000-149,999	2	4	-50.0	16	35	-54.3
150,000-199,999	14	31	-54.8	78	109	-28.4	150,000-199,999	8	13	-38.5	53	70	-24.3
200,000-249,999	19	60	-68.3	148	212	-30.2	200,000-249,999	9	23	-60.9	118	154	-23.4
250,000-299,999	25	75	-66.7	178	293	-39.2	250,000-299,999	23	29	-20.7	155	194	-20.1
300,000-349,999	34	64	-46.9	135	183	-26.2	300,000-349,999	25	25	0.0	109	126	-13.5
350,000-399,999	35	55	-36.4	129	153	-15.7	350,000-399,999	14	23	-39.1	91	106	-14.2
400,000-449,999	25	44	-43.2	76	113	-32.7	400,000-449,999	11	12	-8.3	54	71	-23.9
450,000-499,999	25	36	-30.6	90	85	5.9	450,000-499,999	13	6	116.7	61	56	8.9
500,000-549,999	11	21	-47.6	47	43	9.3	500,000-549,999	8	2	300.0	35	26	34.6
550,000-599,999	13	23	-43.5	28	48	-41.7	550,000-599,999	4	8	-50.0	20	29	-31.0
600,000-649,999	9	11	-18.2	28	20	40.0	600,000-649,999	6	3	100.0	17	11	54.5
650,000-699,999	10	10	0.0	25	24	4.2	650,000-699,999	3	1	200.0	20	16	25.0
700,000-749,999	5	10	-50.0	11	16	-31.2	700,000-749,999	1	2	-50.0	6	11	-45.5
750,000-799,999	4	7	-42.9	6	19	-68.4	750,000-799,999	0	1	-100.0	4	12	-66.7
800,000-849,999	0	6	-100.0	4	7	-42.9	800,000-849,999	0	1	-100.0	0	5	-100.0
850,000-899,999	6	8	-25.0	12	13	-7.7	850,000-899,999	1	2	-50.0	6	5	20.0
900,000-949,999	0	4	-100.0	3	5	-40.0	900,000-949,999	0	2	-100.0	0	3	-100.0
950,000-999,999	3	9	-66.7	7	16	-56.2	950,000-999,999	1	0	N/A	4	8	-50.0
1,000,000-1,099,999	0	2	-100.0	5	6	-16.7	1,000,000-1,099,999	2	0	N/A	2	1	100.0
1,100,000-1,199,999	5	5	0.0	7	7	0.0	1,100,000-1,199,999	1	1	0.0	4	4	0.0
1,200,000-1,299,999	4	3	33.3	8	5	60.0	1,200,000-1,299,999	0	1	-100.0	4	3	33.3
1,300,000-1,399,999	0	1	-100.0	2	6	-66.7	1,300,000-1,399,999	0	1	-100.0	1	2	-50.0
1,400,000-1,499,999	0	1	-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	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	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	0	0	0.0	1	0	N/A
1,900,000-1,999,999	1	0	N/A	1	1	0.0	1,900,000-1,999,999	0	0	0.0	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	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	1	0	N/A	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	260	518	-49.8	1074	1465	-26.7	Totals	133	160	-16.9	787	964	-18.4

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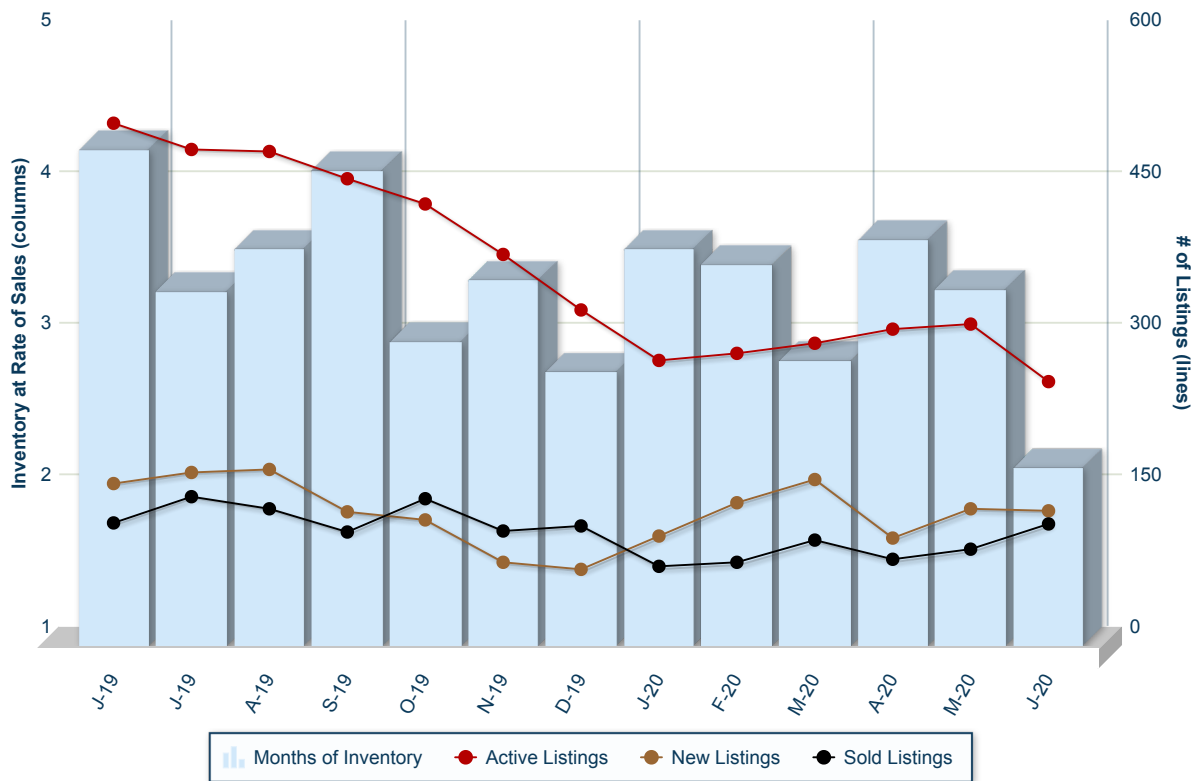
Josephine Co Year Over Year Comparison

Activity between 6/1/2020 and 6/30/2020

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	76	32	-57	11	9	-18	16	12	-25	13	14	+7	3,648,000	4,272,044	+17	280,615	305,146	+8	234,000	267,450	+14	89	98	+10
Grants Pass	503	326	-35	125	112	-10	117	128	+9	102	88	-13	33,646,554	30,367,295	-9	329,868	345,082	+4	285,500	304,750	+6	97	98	+1
Kerby	6	1	-83	1	0	-	0	0	0	0	1	+	0	339,500	+	0	339,500	+	0	339,500	+	0	100	+
Merlin	21	8	-61	10	2	-80	5	3	-40	4	7	+75	1,143,000	2,989,500	+161	285,750	427,071	+49	322,500	430,000	+33	97	99	+2
O'Brien	11	5	-54	3	0	-	3	3	0	1	1	0	75,000	420,000	+460	75,000	420,000	+460	75,000	420,000	+460	88	95	+7
Selma	32	8	-75	4	2	-50	2	6	+200	2	2	0	1,170,000	474,000	-59	585,000	237,000	-59	585,000	237,000	-	97	97	0
Sunny Valley	3	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilderville	5	4	-20	2	0	-	0	0	0	1	2	+100	168,000	555,000	+230	168,000	277,500	+65	168,000	277,500	+65	108	96	-11
Williams	27	18	-33	5	4	-20	3	6	+100	0	4	+	0	1,784,000	+	0	446,000	+	0	464,500	+	0	95	+
Wolf Creek	15	11	-26	2	5	+150	1	4	+300	1	4	+300	149,900	985,000	+557	149,900	246,250	+64	149,900	252,500	+68	100	95	-5
Totals	699	413	-41	163	134	-18	147	162	+10	124	123	-1	40,000,454	42,186,339	+5	322,584	342,978	+6	275,000	320,000	+16	97	98	1
Grand Totals	699	413	-41	163	134	-18	147	162	+10	124	123	-1	40,000,454	42,186,339	+5	322,584	342,978	+6	275,000	320,000	+16	97	98	+1

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Josephine Co Inventory June 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
Jun - 2020	261	133	120	2.17
May - 2020	318	135	95	3.35
Apr - 2020	313	106	85	3.68
Mar - 2020	299	164	104	2.88
Feb - 2020	289	141	82	3.52
Jan - 2020	282	108	78	3.62
Dec - 2019	332	75	118	2.81
Nov - 2019	387	82	113	3.42
Oct - 2019	437	124	145	3.01
Sep - 2019	462	132	112	4.13
Aug - 2019	489	174	135	3.62
Jul - 2019	491	171	147	3.34
Jun - 2019	517	160	121	4.27

Keybox Activity Report



Keybox Accesses	Jun 19	Jun 20	Change
	10900	8856	-18.8%

