



JOSEPHINE CO EXISTING URBAN HOME SALES - July 1, 2018 through September 30, 2018

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2017 vs Sep 2018	
	# Sold 2017	# Sold 2018	Average 2017	Average 2018	Median \$ 2013	Median \$ 2017	Median \$ 2018	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	57	48	42	48	\$234,000	\$245,000	\$263,450	12.6%	7.5%	\$249,000	\$296,000
Northeast Grants Pass	36	34	27	42	\$172,500	\$236,000	\$241,450	40.0%	2.3%	\$210,000	\$274,000
Southwest Grants Pass	51	49	29	32	\$164,750	\$238,000	\$281,000	70.6%	18.1%	\$222,450	\$260,000
Southeast Grants Pass	30	45	37	46	\$171,400	\$264,000	\$256,000	49.4%	-3.0%	\$270,000	\$237,500
Illinois Vly/Cave Jct	11	12	110	77	\$155,000	\$167,700	\$180,000	16.1%	7.3%	N/A	N/A
URBAN TOTALS	185	188	39	44	\$172,500	\$238,000	\$260,000	50.7%	9.2%	\$229,000	\$265,000

JOSEPHINE CO NEW URBAN HOME SALES - July 1, 2018 through September 30, 2018

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2017 vs Sep 2018	
	# Sold 2017	# Sold 2018	Average 2017	Average 2018	Median \$ 2013	Median \$ 2017	Median \$ 2018	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	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	6	5	21	10	N/A	\$261,188	\$290,000	N/A	11.0%	N/A	N/A
Southeast Grants Pass	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Illinois Vly/Cave Jct	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	9	9	31	49	N/A	\$263,375	\$290,000	N/A	10.1%	N/A	\$282,950

JOSEPHINE CO RURAL HOME SALES - July 1, 2018 through September 30, 2018

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2017 vs Sep 2018	
	# Sold 2017	# Sold 2018	Average 2017	Average 2018	Median \$ 2013	Median \$ 2017	Median \$ 2018	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	90	73	50	46	\$212,500	\$299,000	\$300,000	41.2%	0.3%	\$298,000	\$274,000
5 - 10 Acres	33	34	81	50	\$287,000	\$325,500	\$347,150	21.0%	6.7%	\$265,000	\$325,000
Over 10 Acres	11	14	63	113	\$275,000	\$460,000	\$380,000	38.2%	-17.4%	\$549,000	\$265,000
RURAL TOTALS	134	121	59	55	\$240,000	\$315,950	\$305,000	27.1%	-3.5%	\$304,950	\$275,000

ALL HOMES ON MARKET (includes rural)

Area	Active 09/30/17	Active 09/30/18	% Change
Northwest Grants Pass	72	86	19.4%
Northeast Grants Pass	48	46	-4.2%
Southwest Grants Pass	61	73	19.7%
Southeast Grants Pass	45	60	33.3%
Illinois Vly/Cave Jct	63	96	52.4%
Other Areas	151	216	43.0%
COUNTY TOTALS	446	583	30.7%

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 roquevalleyrealtors.org.



JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - July 1, 2018 through September 30, 2018

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30			Sep 2017 vs Sep 2018	
	# Sold 2017	# Sold 2018	Average 2017	Average 2018	Median \$ 2017	Median \$ 2018	1-year % Change	Median \$	Median \$
Northwest Grants Pass	3	1	68	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	3	2	56	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	4	2	39	N/A	\$202,500	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
Illinois Vly/Cave Jct	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	13	6	58	19	\$170,000	\$166,500	-2.1%	\$97,000	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - July 1, 2018 through September 30, 2018

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jul 1 - Sep 30							Jul 1 - Sep 30				Jul 1 - Sep 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Northwest Grants Pass	47	97.9%	1	2.1%	0	0.0%	48	48	N/A	N/A	48	\$264,900	N/A	N/A	\$263,450
Northeast Grants Pass	32	94.1%	2	5.9%	0	0.0%	34	44	N/A	N/A	42	\$249,450	N/A	N/A	\$241,450
Southwest Grants Pass	47	95.9%	1	2.0%	1	2.0%	49	32	N/A	N/A	32	\$281,300	N/A	N/A	\$281,000
Southeast Grants Pass	45	100.0%	0	0.0%	0	0.0%	45	46	N/A	N/A	46	\$256,000	N/A	N/A	\$256,000
Illinois Vly/Cave Jct	11	91.7%	1	8.3%	0	0.0%	12	83	N/A	N/A	77	\$185,000	N/A	N/A	\$180,000
URBAN TOTALS	182	96.8%	5	2.7%	1	0.5%	188	45	20	N/A	44	\$260,000	\$150,000	N/A	\$260,000

ALL HOMES ON MARKET (including rural) - 09/30/18

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Northwest Grants Pass	83	96.5%	3	3.5%	0	0.0%	86
Northeast Grants Pass	46	100.0%	0	0.0%	0	0.0%	46
Southwest Grants Pass	72	98.6%	1	1.4%	0	0.0%	73
Southeast Grants Pass	56	93.3%	3	5.0%	1	1.7%	60
Illinois Vly/Cave Jct	95	99.0%	1	1.0%	0	0.0%	96
Other Areas	214	99.1%	2	0.9%	0	0.0%	216
COUNTY TOTALS	572	98.1%	10	1.7%	1	0.2%	583

REO/Short sales and inventories are not foreclosure rates.

"Normal" 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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