



JOSEPHINE CO EXISTING URBAN HOME SALES - February 1, 2017 through April 30, 2017

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2016 vs Apr 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	32	46	48	27	\$141,250	\$205,500	\$198,750	40.7%	-3.3%	\$265,000	\$202,500
Northeast Grants Pass	27	35	64	60	\$123,500	\$185,000	\$210,000	70.0%	13.5%	\$209,325	\$190,000
Southwest Grants Pass	59	26	63	49	\$147,450	\$203,000	\$230,000	56.0%	13.3%	\$199,000	\$250,000
Southeast Grants Pass	29	30	75	43	\$140,000	\$195,000	\$230,000	64.3%	17.9%	\$177,675	\$230,000
Illinois Vly/Cave Jct	14	9	137	103	\$107,750	\$120,500	\$175,950	63.3%	46.0%	\$137,500	N/A
URBAN TOTALS	161	146	69	47	\$140,000	\$195,000	\$217,250	55.2%	11.4%	\$195,000	\$220,000

JOSEPHINE CO NEW URBAN HOME SALES - February 1, 2017 through April 30, 2017

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2016 vs Apr 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northeast Grants Pass	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	7	6	14	23	N/A	\$242,500	\$249,950	N/A	3.1%	\$241,400	N/A
Southeast Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Illinois Vly/Cave Jct	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	7	10	14	27	N/A	\$242,500	\$266,192	N/A	9.8%	\$241,400	\$271,750

JOSEPHINE CO RURAL HOME SALES - February 1, 2017 through April 30, 2017

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2016 vs Apr 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	76	66	83	63	\$150,000	\$250,000	\$271,000	80.7%	8.4%	\$267,050	\$265,000
5 - 10 Acres	35	37	70	76	\$251,500	\$252,000	\$340,000	35.2%	34.9%	\$330,000	\$315,000
Over 10 Acres	19	18	143	135	\$318,950	\$286,000	\$477,450	49.7%	66.9%	\$248,900	\$1,000,000
RURAL TOTALS	130	121	88	78	\$194,700	\$253,500	\$312,500	60.5%	23.3%	\$272,550	\$314,000

ALL HOMES ON MARKET (includes rural)

Area	Active 04/30/16	Active 04/30/17	% Change
Northwest Grants Pass	69	55	-20.3%
Northeast Grants Pass	29	32	10.3%
Southwest Grants Pass	75	51	-32.0%
Southeast Grants Pass	47	39	-17.0%
Illinois Vly/Cave Jct	52	72	38.5%
Other Areas	145	123	-15.2%
COUNTY TOTALS	423	376	-11.1%

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.

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JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - February 1, 2017 through April 30, 2017

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2016 vs Apr 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2016	Median \$ 2017	1-year % Change	Median \$	Median \$
Northwest Grants Pass	6	5	31	31	\$147,415	\$110,000	-25.4%	N/A	N/A
Northeast Grants Pass	9	2	55	N/A	\$180,000	N/A	N/A	\$193,450	N/A
Southwest Grants Pass	9	0	57	N/A	\$197,500	N/A	N/A	N/A	N/A
Southeast Grants Pass	6	1	22	N/A	\$122,500	N/A	N/A	N/A	N/A
Illinois Vly/Cave Jct	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	26	8	47	29	\$166,415	\$117,500	-29.4%	\$197,500	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - February 1, 2017 through April 30, 2017

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Northwest Grants Pass	41	89.1%	5	10.9%	0	0.0%	46	26	31	N/A	27	\$205,000	\$110,000	N/A	\$198,750
Northeast Grants Pass	33	94.3%	1	2.9%	1	2.9%	35	63	N/A	N/A	60	\$215,000	N/A	N/A	\$210,000
Southwest Grants Pass	26	100.0%	0	0.0%	0	0.0%	26	49	N/A	N/A	49	\$230,000	N/A	N/A	\$230,000
Southeast Grants Pass	29	96.7%	1	3.3%	0	0.0%	30	44	N/A	N/A	43	\$230,000	N/A	N/A	\$230,000
Illinois Vly/Cave Jct	8	88.9%	1	11.1%	0	0.0%	9	109	N/A	N/A	103	\$186,975	N/A	N/A	\$175,950
URBAN TOTALS	137	93.8%	8	5.5%	1	0.7%	146	48	28	N/A	47	\$220,000	\$125,000	N/A	\$217,250

ALL HOMES ON MARKET (including rural) - 04/30/17

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Northwest Grants Pass	54	98.2%	1	1.8%	0	0.0%	55
Northeast Grants Pass	31	96.9%	1	3.1%	0	0.0%	32
Southwest Grants Pass	49	96.1%	2	3.9%	0	0.0%	51
Southeast Grants Pass	35	89.7%	3	7.7%	1	2.6%	39
Illinois Vly/Cave Jct	68	94.4%	4	5.6%	0	0.0%	72
Other Areas	116	94.3%	4	3.3%	3	2.4%	123
COUNTY TOTALS	357	94.9%	15	4.0%	4	1.1%	376

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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