



JOSEPHINE CO EXISTING URBAN HOME SALES - October 1, 2016 through December 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2015 vs Dec 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	27	59	74	30	\$160,000	\$179,000	\$189,000	18.1%	5.6%	\$300,000	\$224,950
Northeast Grants Pass	17	31	64	36	\$106,175	\$185,000	\$225,000	111.9%	21.6%	\$171,250	\$235,000
Southwest Grants Pass	65	36	48	44	\$147,750	\$190,000	\$222,450	50.6%	17.1%	\$185,625	\$216,500
Southeast Grants Pass	37	33	68	52	\$130,000	\$205,000	\$235,000	80.8%	14.6%	\$184,450	\$229,950
Illinois Vly/Cave Jct	8	9	153	132	\$100,000	\$150,000	\$125,000	25.0%	-16.7%	N/A	N/A
<b>URBAN TOTALS</b>	<b>154</b>	<b>168</b>	<b>65</b>	<b>44</b>	<b>\$140,000</b>	<b>\$190,000</b>	<b>\$215,450</b>	<b>53.9%</b>	<b>13.4%</b>	<b>\$186,250</b>	<b>\$225,000</b>

JOSEPHINE CO NEW URBAN HOME SALES - October 1, 2016 through December 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2015 vs Dec 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Northwest Grants Pass	0	3	N/A	17	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	4	4	32	66	N/A	\$263,900	\$252,500	N/A	-4.3%	N/A	N/A
Southeast Grants Pass	2	2	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
<b>URBAN TOTALS</b>	<b>6</b>	<b>11</b>	<b>31</b>	<b>37</b>	<b>N/A</b>	<b>\$241,450</b>	<b>\$264,750</b>	<b>N/A</b>	<b>9.7%</b>	<b>\$241,450</b>	<b>\$265,400</b>

JOSEPHINE CO RURAL HOME SALES - October 1, 2016 through December 31, 2016											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2015 vs Dec 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	84	66	88	93	\$155,000	\$229,200	\$300,000	93.5%	30.9%	\$210,000	\$294,850
5 - 10 Acres	41	40	90	82	\$217,500	\$243,000	\$280,000	28.7%	15.2%	\$275,000	\$270,000
Over 10 Acres	22	9	110	119	\$257,500	\$267,000	\$470,000	82.5%	76.0%	\$330,000	\$510,000
<b>RURAL TOTALS</b>	<b>147</b>	<b>115</b>	<b>92</b>	<b>91</b>	<b>\$175,000</b>	<b>\$240,000</b>	<b>\$295,000</b>	<b>68.6%</b>	<b>22.9%</b>	<b>\$247,500</b>	<b>\$304,925</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 12/31/15	Active 12/31/16	% Change
Northwest Grants Pass	73	54	-26.0%
Northeast Grants Pass	42	41	-2.4%
Southwest Grants Pass	93	54	-41.9%
Southeast Grants Pass	67	45	-32.8%
Illinois Vly/Cave Jct	61	89	45.9%
Other Areas	138	100	-27.5%
<b>COUNTY TOTALS</b>	<b>479</b>	<b>386</b>	<b>-19.4%</b>

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 [roguevalleyrealtors.org](http://roguevalleyrealtors.org).

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**JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - October 1, 2016 through December 31, 2016**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31			Dec 2015 vs Dec 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Northwest Grants Pass	6	4	129	50	\$142,250	\$87,557	-38.4%	N/A	N/A
Northeast Grants Pass	3	2	69	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	14	7	61	48	\$150,176	\$210,000	39.8%	N/A	N/A
Southeast Grants Pass	3	2	23	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
<b>URBAN TOTALS</b>	<b>23</b>	<b>12</b>	<b>80</b>	<b>44</b>	<b>\$147,000</b>	<b>\$185,500</b>	<b>26.2%</b>	<b>\$166,776</b>	<b>N/A</b>

**JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - October 1, 2016 through December 31, 2016**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Oct 1 - Dec 31							Oct 1 - Dec 31				Oct 1 - Dec 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Northwest Grants Pass	55	93.2%	4	6.8%	0	0.0%	59	29	50	N/A	30	\$195,000	\$87,557	N/A	\$189,000
Northeast Grants Pass	29	93.5%	1	3.2%	1	3.2%	31	37	N/A	N/A	36	\$225,000	N/A	N/A	\$225,000
Southwest Grants Pass	29	80.6%	6	16.7%	1	2.8%	36	43	17	N/A	44	\$225,000	\$217,450	N/A	\$222,450
Southeast Grants Pass	31	93.9%	1	3.0%	1	3.0%	33	53	N/A	N/A	52	\$236,200	N/A	N/A	\$235,000
Illinois Vly/Cave Jct	9	100.0%	0	0.0%	0	0.0%	9	132	N/A	N/A	132	\$125,000	N/A	N/A	\$125,000
<b>URBAN TOTALS</b>	<b>153</b>	<b>91.1%</b>	<b>12</b>	<b>7.1%</b>	<b>3</b>	<b>1.8%</b>	<b>168</b>	<b>44</b>	<b>34</b>	<b>N/A</b>	<b>44</b>	<b>\$220,000</b>	<b>\$157,042</b>	<b>N/A</b>	<b>\$215,450</b>

**ALL HOMES ON MARKET (including rural) - 12/31/16**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Northwest Grants Pass	53	98.1%	1	1.9%	0	0.0%	54
Northeast Grants Pass	41	100.0%	0	0.0%	0	0.0%	41
Southwest Grants Pass	49	90.7%	5	9.3%	0	0.0%	54
Southeast Grants Pass	42	93.3%	2	4.4%	1	2.2%	45
Illinois Vly/Cave Jct	84	94.4%	5	5.6%	0	0.0%	89
Other Areas	95	95.0%	4	4.0%	1	1.0%	100
<b>COUNTY TOTALS</b>	<b>367</b>	<b>95.1%</b>	<b>17</b>	<b>4.4%</b>	<b>2</b>	<b>0.5%</b>	<b>386</b>

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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