



JOSEPHINE CO EXISTING URBAN HOME SALES - November 1, 2016 through January 31, 2017											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2016 vs Jan 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	22	55	106	29	\$160,000	\$191,500	\$189,000	18.1%	-1.3%	\$235,000	\$190,000
Northeast Grants Pass	12	34	72	37	\$99,900	\$194,500	\$225,250	125.5%	15.8%	\$217,500	\$191,000
Southwest Grants Pass	56	29	58	43	\$149,000	\$195,950	\$225,000	51.0%	14.8%	\$209,900	\$211,000
Southeast Grants Pass	34	32	91	51	\$142,000	\$196,425	\$234,117	64.9%	19.2%	\$210,000	\$230,000
Illinois Vly/Cave Jct	7	9	103	88	\$122,000	\$152,000	\$148,000	21.3%	-2.6%	N/A	N/A
URBAN TOTALS	131	159	78	41	\$141,500	\$190,000	\$210,000	48.4%	10.5%	\$209,950	\$202,128

JOSEPHINE CO NEW URBAN HOME SALES - November 1, 2016 through January 31, 2017											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2016 vs Jan 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	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	5	3	38	8	N/A	\$240,000	N/A	N/A	N/A	N/A	N/A
Southeast Grants Pass	3	2	29	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	8	10	34	17	N/A	\$242,500	\$264,825	N/A	9.2%	N/A	N/A

JOSEPHINE CO RURAL HOME SALES - November 1, 2016 through January 31, 2017											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2016 vs Jan 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	58	78	94	\$133,000	\$227,950	\$294,925	121.7%	29.4%	\$240,000	\$311,450
5 - 10 Acres	34	28	105	102	\$217,500	\$241,500	\$305,000	40.2%	26.3%	\$299,750	\$300,000
Over 10 Acres	17	13	172	177	\$165,199	\$260,000	\$410,000	148.2%	57.7%	N/A	\$386,000
RURAL TOTALS	127	99	98	107	\$165,000	\$240,000	\$312,500	89.4%	30.2%	\$237,250	\$325,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 01/31/16	Active 01/31/17	% Change
Northwest Grants Pass	75	54	-28.0%
Northeast Grants Pass	37	40	8.1%
Southwest Grants Pass	87	46	-47.1%
Southeast Grants Pass	61	42	-31.1%
Illinois Vly/Cave Jct	58	86	48.3%
Other Areas	127	102	-19.7%
COUNTY TOTALS	447	378	-15.4%

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.

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JOSEPHINE CO EXISTING HOME SALES: DISTRESSED - November 1, 2016 through January 31, 2017

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2016 vs Jan 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2016	Median \$ 2017	1-year % Change	Median \$	Median \$
Northwest Grants Pass	3	5	208	79	N/A	\$98,000	N/A	N/A	N/A
Northeast Grants Pass	1	3	N/A	9	N/A	N/A	N/A	N/A	N/A
Southwest Grants Pass	11	4	78	23	\$154,552	\$220,500	42.7%	N/A	N/A
Southeast Grants Pass	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Illinois Vly/Cave Jct	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	17	11	98	47	\$140,000	\$135,000	-3.6%	\$115,000	N/A

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2016 through January 31, 2017

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Northwest Grants Pass	50	90.9%	4	7.3%	1	1.8%	55	24	39	N/A	29	\$192,500	\$107,946	N/A	\$189,000
Northeast Grants Pass	31	91.2%	1	2.9%	2	5.9%	34	40	N/A	N/A	37	\$225,500	N/A	N/A	\$225,250
Southwest Grants Pass	25	86.2%	4	13.8%	0	0.0%	29	46	23	N/A	43	\$225,000	\$220,500	N/A	\$225,000
Southeast Grants Pass	30	93.8%	1	3.1%	1	3.1%	32	53	N/A	N/A	51	\$234,950	N/A	N/A	\$234,117
Illinois Vly/Cave Jct	9	100.0%	0	0.0%	0	0.0%	9	88	N/A	N/A	88	\$148,000	N/A	N/A	\$148,000
URBAN TOTALS	145	91.2%	10	6.3%	4	2.5%	159	41	32	60	41	\$215,900	\$159,950	\$150,625	\$210,000

ALL HOMES ON MARKET (including rural) - 01/31/17

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Northwest Grants Pass	49	90.7%	5	9.3%	0	0.0%	54
Northeast Grants Pass	40	100.0%	0	0.0%	0	0.0%	40
Southwest Grants Pass	43	93.5%	3	6.5%	0	0.0%	46
Southeast Grants Pass	39	92.9%	2	4.8%	1	2.4%	42
Illinois Vly/Cave Jct	83	96.5%	3	3.5%	0	0.0%	86
Other Areas	99	97.1%	2	2.0%	1	1.0%	102
COUNTY TOTALS	361	95.5%	15	4.0%	2	0.5%	378

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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