



JOSEPHINE CO EXISTING URBAN HOME SALES - March 1, 2015 through May 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2014 vs May 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
NW Grants Pass	24	21	74	120	\$175,000	\$193,600	\$194,000	10.9%	0.2%	\$176,720	\$270,825
NE Grants Pass	17	17	44	66	\$136,000	\$166,000	\$177,000	30.1%	6.6%	\$165,000	\$177,000
SW Grants Pass	17	28	52	55	\$150,000	\$145,000	\$142,500	-5.0%	-1.7%	\$157,000	\$175,500
SE Grants Pass	5	13	86	54	\$157,000	\$121,777	\$170,000	8.3%	39.6%	N/A	\$157,000
UGB Redwood	17	15	117	69	\$187,500	\$190,000	\$195,000	4.0%	2.6%	\$184,500	\$202,000
Fruitdale	7	3	53	76	\$134,850	\$150,500	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	11	14	109	62	\$222,000	\$215,000	\$205,000	-7.7%	-4.7%	\$225,000	\$244,950
UGB Williams Hwy	11	12	23	140	\$175,325	\$204,000	\$230,000	31.2%	12.7%	\$201,500	\$179,900
Cave Junction	1	4	N/A	122	\$128,750	N/A	\$146,500	13.8%	N/A	N/A	N/A
URBAN TOTALS	104	123	73	81	\$169,900	\$185,450	\$179,900	5.9%	-3.0%	\$166,700	\$194,000

JOSEPHINE CO NEW URBAN HOME SALES - March 1, 2015 through May 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2014 vs May 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
NW Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NE Grants Pass	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SW Grants Pass	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SE Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Redwood	5	2	31	N/A	N/A	\$235,000	N/A	N/A	N/A	N/A	N/A
Fruitdale	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Williams Hwy	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	9	6	33	97	\$200,950	\$232,000	\$236,900	17.9%	2.1%	N/A	N/A

JOSEPHINE CO RURAL HOME SALES - March 1, 2015 through May 31, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2014 vs May 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	58	78	130	80	\$189,250	\$220,250	\$225,500	19.2%	2.4%	\$213,750	\$239,500
5 - 10 Acres	30	32	82	179	\$190,000	\$262,500	\$260,750	37.2%	-0.7%	\$227,000	\$330,000
Over 10 Acres	13	20	152	131	\$219,525	\$279,000	\$323,000	47.1%	15.8%	\$290,000	\$390,000
RURAL TOTALS	101	129	119	113	\$189,500	\$235,000	\$248,000	30.9%	5.5%	\$230,000	\$260,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 05/31/14	Active 05/31/15	% Change
NW Grants Pass	59	57	-3.4%
NE Grants Pass	41	32	-22.0%
SW Grants Pass	50	35	-30.0%
SE Grants Pass	31	30	-3.2%
UGB Redwood	28	32	14.3%
Fruitdale	26	23	-11.5%
UGB Fruitdale	38	32	-15.8%
UGB Williams Hwy	36	23	-36.1%
Cave Junction	35	29	-17.1%
Other Areas	374	294	-21.4%
COUNTY TOTALS	718	587	-18.2%

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 - March 1, 2015 through May 31, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2014 vs May 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
NW Grants Pass	2	6	N/A	141	N/A	\$119,713	N/A	N/A	N/A
NE Grants Pass	3	4	60	84	N/A	\$116,750	N/A	N/A	N/A
SW Grants Pass	4	6	32	83	\$121,750	\$118,060	-3.0%	N/A	N/A
SE Grants Pass	4	2	99	N/A	\$122,139	N/A	N/A	N/A	N/A
UGB Redwood	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fruitdale	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	2	3	N/A	52	N/A	N/A	N/A	N/A	N/A
UGB Williams Hwy	2	3	N/A	291	N/A	N/A	N/A	N/A	N/A
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	18	24	43	115	\$139,000	\$125,213	-9.9%	\$145,000	\$141,000

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2015 through May 31, 2015															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Mar 1 - May 31							Mar 1 - May 31				Mar 1 - May 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
NW Grants Pass	15	71.4%	5	23.8%	1	4.8%	21	111	98	N/A	120	\$235,500	\$124,425	N/A	\$194,000
NE Grants Pass	13	76.5%	3	17.6%	1	5.9%	17	61	N/A	N/A	66	\$194,000	N/A	N/A	\$177,000
SW Grants Pass	22	78.6%	4	14.3%	2	7.1%	28	48	38	N/A	55	\$163,750	\$107,950	N/A	\$142,500
SE Grants Pass	11	84.6%	2	15.4%	0	0.0%	13	61	N/A	N/A	54	\$170,000	N/A	N/A	\$170,000
UGB Redwood	14	93.3%	1	6.7%	0	0.0%	15	73	N/A	N/A	69	\$197,500	N/A	N/A	\$195,000
Fruitdale	1	33.3%	2	66.7%	0	0.0%	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	11	78.6%	3	21.4%	0	0.0%	14	65	N/A	N/A	62	\$240,000	N/A	N/A	\$205,000
UGB Williams Hwy	9	75.0%	1	8.3%	2	16.7%	12	90	N/A	433	140	\$230,000	N/A	\$250,000	\$230,000
Cave Junction	4	100.0%	0	0.0%	0	0.0%	4	122	N/A	N/A	122	\$146,500	N/A	N/A	\$146,500
URBAN TOTALS	99	80.5%	19	15.4%	5	4.1%	123	73	56	336	81	\$189,900	\$123,120	\$145,000	\$179,900

ALL HOMES ON MARKET (including rural) - 05/31/15							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
NW Grants Pass	53	93.0%	3	5.3%	1	1.8%	57
NE Grants Pass	28	87.5%	3	9.4%	1	3.1%	32
SW Grants Pass	32	91.4%	1	2.9%	2	5.7%	35
SE Grants Pass	28	93.3%	2	6.7%	0	0.0%	30
UGB Redwood	30	93.8%	2	6.3%	0	0.0%	32
Fruitdale	19	82.6%	2	8.7%	2	8.7%	23
UGB Fruitdale	30	93.8%	1	3.1%	1	3.1%	32
UGB Williams Hwy	18	78.3%	4	17.4%	1	4.3%	23
Cave Junction	26	89.7%	2	6.9%	1	3.4%	29
Other Areas	274	93.2%	15	5.1%	5	1.7%	294
COUNTY TOTALS	538	91.7%	35	6.0%	14	2.4%	587

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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