

RMLS Summary Table by Month and Year

Josephine County, Oregon: Residential Listings

	**New Listings	**Pending Sales	**Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time
2023	98	54	46	\$396,600	\$394,000	91
2022	124	61	57	\$453,300	\$532,500	31
2021	99	59	62	\$450,700	\$425,500	40
2020	119	90	81	\$392,600	\$325,000	62
2019	115	72	74	\$291,500	\$275,000	86
2018	149	72	64	\$299,400	\$267,500	54
2017	82	22	16	\$265,600	\$232,300	98
2016	62	39	37	\$304,300	\$260,000	136
2015	108	79	82	\$227,500	\$202,200	118
2014	364	225	215	\$210,300	\$195,000	122

2024	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time	Inventory
January	5	5	2	\$ 517,500	\$ 517,500	188	15.0
February	7	7	7	\$ 429,600	500000Q	147	3.9
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							

2023	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time	Inventory
January	6	2	1	\$ 660,000	\$ 660,000	247	31.0
February	6	4	0	-	-	-	-
March	9	7	4	\$ 344,000	\$ 347,500	111	6.0
April	8	8	6	\$ 504,700	\$ 402,500	78	4.3
May	16	6	4	\$ 416,900	\$ 402,500	73	7.8
June	6	7	4	\$ 241,100	\$ 240,000	29	6.3
July	5	5	6	\$ 323,800	\$ 363,700	65	4.0
August	10	3	4	\$ 439,800	\$ 449,500	19	6.5
September	11	3	4	\$ 312,000	\$ 323,000	57	8.8
October	8	5	3	\$ 600,000	\$ 674,900	38	12.3
November	7	5	3	\$ 635,000	\$ 600,000	59	12.3
December	2	3	3	\$ 377,300	\$ 382,000	91	10.3

2022	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time	Inventory
January	9	9	1	\$ 390,000	\$ 390,000	11	21.0
February	5	9	2	\$ 792,500	\$ 792,500	35	7.5

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March	17	10	13	\$ 435,700	\$ 416,000	57	1.6
April	9	5	6	\$ 386,300	\$ 397,000	43	3.8
May	12	6	5	\$ 624,000	\$ 550,000	78	5.2
June	10	3	5	\$ 472,500	\$ 412,000	44	5.4
July	13	2	3	\$ 316,799	\$ 332,100	44	10.7
August	6	4	1	\$ 265,000	\$ 265,000	49	33.0
September	14	7	3	\$ 358,200	\$ 362,000	35	11.3
October	11	7	7	\$ 499,600	\$ 515,000	75	5.3
November	4	2	3	\$ 443,700	\$ 435,000	58	11.7
December	7	2	4	\$ 468,800	\$ 532,500	31	8.3

2021	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time	Inventory
January	2	6	4	\$ 462,300	\$ 432,000	70	2.5
February	6	5	2	\$ 567,500	\$ 567,500	83	4.5
March	5	7	7	\$ 370,100	\$ 385,000	22	0.9
April	6	4	4	\$ 520,800	\$ 389,000	114	1.5
May	8	4	7	\$ 463,600	\$ 405,000	28	1.3
June	10	7	2	\$ 586,000	\$ 585,000	9	7.0
July	15	8	6	\$ 540,000	\$ 586,500	20	2.8
August	10	6	5	\$ 542,800	\$ 440,000	16	3.6
September	7	5	7	\$ 491,900	\$ 410,000	56	2.1
October	5	5	3	\$ 355,500	\$ 375,000	58	4.7
November	11	4	5	\$ 360,800	\$ 485,000	31	3.8
December	9	1	5	\$ 338,700	\$ 368,000	52	4.6

2020	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time	Inventory
January	8	2	2	\$450,000	\$450,000	193	13.0
February	5	8	4	\$523,200	\$404,000	47	6.5
March	18	6	5	\$328,200	\$300,000	93	6.0
April	13	4	4	\$295,800	\$336,500	6	9.3
May	15	6	7	\$428,500	\$300,000	39	4.3
June	7	10	7	\$315,500	\$240,000	61	3.3
July	7	6	9	\$291,200	\$298,000	69	2.0
August	9	11	3	\$229,100	\$169,900	75	6.0
September	10	8	6	\$415,400	\$408,500	9	2.7
October	8	8	7	\$302,700	\$239,000	49	1.9
November	9	8	9	\$467,800	\$365,000	86	1.4
December	8	5	5	\$364,200	\$307,000	32	2.2

2019	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time	Inventory
January	6	6	5	\$330,800	\$272,500	83	5.2
February	7	9	4	\$255,200	\$189,000	72	5.5
March	6	3	9	\$262,300	\$250,000	69	2.4
April	18	4	4	\$267,000	\$268,500	54	8.0

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May	16	6	6	\$278,800	\$279,000	179	6.8	
June	6	10	6	\$241,300	\$235,000	76	5.7	
July	6	3	3	\$333,000	\$340,000	26	11.3	
August	14	8	7	\$251,500	\$240,000	73	5.3	
September	9	11	4	\$304,500	\$290,000	33	7.8	
October	5	5	5	\$503,800	\$380,000	48	5.2	
November	11	5	7	\$332,700	\$275,000	163	3.6	
December	8	6	8	\$221,200	\$192,100	75	3.1	

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2018	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time	Inventory
January	10	6	3	\$301,900	\$186,600	53	10.3
February	11	3	3	\$253,000	\$300,000	67	10.3
March	16	7	2	\$307,500	\$307,500	28	16.5
April	15	11	6	\$163,400	\$143,300	42	5.2
May	13	8	7	\$252,100	\$235,100	79	4.9
June	11	5	4	\$581,200	\$407,500	98	7.8
July	10	2	8	\$376,100	\$333,800	36	4.6
August	14	5	5	\$319,800	\$290,000	63	8.0
September	14	8	5	\$307,600	\$249,900	57	8.8
October	10	3	3	\$277,700	\$320,000	72	13.3
November	10	5	7	\$307,700	\$281,300	39	5.7
December	9	8	2	\$241,500	\$241,500	40	16.5

2017	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time	Inventory
January	5	2	0	-	-	-	N/A
February	3	2	1	\$267,400	\$267,400	36	18.0
March	7	2	3	\$226,700	\$90,200	48	5.3
April	4	3	0	-	-	-	N/A
May	7	2	1	\$117,000	\$117,000	355	20.0
June	5	4	1	\$235,000	\$235,000	2	19.0
July	6	1	0	-	-	-	N/A
August	12	1	1	\$870,000	\$870,000	281	32.0
September	4	4	1	\$129,900	\$129,900	164	26.0
October	9	4	2	\$184,400	\$184,400	191	11.5
November	8	0	2	\$254,900	\$254,900	6	16.0
December	11	4	1	\$410,000	\$410,000	108	32.0

2016	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time	Inventory
January	5	4	2	\$212,500	\$212,500	42	13.5
February	4	3	1	\$223,900	\$223,900	29	24
March	7	3	-	-	-	-	N/A
April	9	6	3	\$426,300	\$365,000	136	9.0
May	6	4	3	\$239,300	\$244,900	149	7.7
June	5	1	3	\$268,500	\$290,000	198	7.7
July	8	3	3	\$462,800	\$455,000	183	9.3
August	2	3	3	\$234,900	\$227,000	167	9.7
September	2	5	4	\$331,500	\$317,500	157	5.5
October	6	2	0	-	-	-	N/A
November	2	3	2	\$219,200	\$219,100	98	10.5
December	4	2	2	\$472,500	\$472,500	274	10.0

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2015	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time	Inventory
January	7	5	6	\$191,700	\$182,500	90	12.5
February	10	6	6	\$263,700	\$195,000	236	11.5
March	10	3	10	\$237,000	\$246,000	156	7.1
April	9	7	3	\$191,700	\$170,000	27	20.0
May	14	13	5	\$233,800	\$276,500	102	11.4
June	15	7	5	\$213,600	\$231,000	38	11.2
July	11	6	16	\$205,900	\$194,900	107	3.8
August	9	8	5	\$178,100	\$162,000	90	11.2
September	5	6	7	\$230,100	\$245,000	161	7.1
October	4	5	6	\$189,100	\$177,500	53	6.5
November	5	2	4	\$412,300	\$437,500	130	10.3
December	4	4	1	\$315,000	\$315,000	204	25.0

2014	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	*Total Market Time	Inventory
January							
February							
March							
April							
May							
June							
July							
August	16	10	12	\$200,600	\$187,000	48	7.7
September	16	20	9	\$205,700	\$175,000	62	12.1
October	20	20	14	\$271,400	\$251,300	142	7.5
November	22	13	13	\$210,000	\$192,800	142	8.4
December	13	12	9	\$214,700	\$222,500	105	10.7

* Due to possible reporting inconsistencies, Total Market Time should be used to analyze trends only. As of August 2008, this now refers to the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market. Prior to August 2008 the number reflects days on market for the listing number which sold.

**If you add up each month, it will not equal the total, because the months reflect numbers reported in that month while the year total reflects a count that was taken at the end of the year. While we require status changes to be made within 24 hours, this does not always happen and can lead to this discrepancy.