

Josephine County Residential Statistics as of May 31, 2023

JOSEPHINE CO EXISTING HOMES - March 1, 2023 through May 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	78	61	6	23	\$305,000	\$372,500	\$346,000	13.4%	-7.1%
Grants Pass (97527)	77	44	9	23	\$357,000	\$400,000	\$377,500	5.7%	-5.6%
Cave Junction	18	9	17	104	\$275,000	\$307,500	\$339,000	23.3%	10.2%
TOTALS	173	114	8	28	\$325,000	\$380,000	\$365,000	12.3%	-3.9%

JOSEPHINE CO NEW CONSTRUCTION - March 1, 2023 through May 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	3	7	27	59	\$345,364	N/A	\$389,900	12.9%	N/A
Grants Pass (97527)	3	2	14	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	4	1	83	N/A	N/A	\$379,450	N/A	N/A	N/A
TOTALS	10	10	46	59	\$345,364	\$425,079	\$404,803	17.2%	-4.8%

JOSEPHINE CO RURAL HOMES - March 1, 2023 through May 31, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	120	51	14	52	\$435,000	\$506,950	\$410,000	-5.7%	-19.1%
5 - 10 Acres	41	30	17	55	\$506,250	\$562,500	\$529,375	4.6%	-5.9%
Over 10 Acres	13	17	134	70	\$576,000	\$544,000	\$615,000	6.8%	13.1%
TOTALS	174	98	17	58	\$465,000	\$515,750	\$452,500	-2.7%	-12.3%

JOSEPHINE CO IN PARK MOBILE HOMES - March 1, 2023 through May 31, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	8	7	33	22	\$65,000	\$41,925	\$42,000	-35.4%	0.2%
Double Wide	19	9	54	47	\$75,750	\$134,000	\$155,000	104.6%	15.7%
TOTALS	27	16	54	35	\$69,500	\$75,000	\$112,500	61.9%	50.0%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 05/31/22	Active 05/31/23	Change
Grants Pass (97526)	50	49	-2.0%
Grants Pass (97527)	47	36	-23.4%
Cave Junction	24	28	16.7%
Rural	215	211	-1.9%
TOTALS	336	324	-3.6%

Existing and New Construction statistics include Single Family Residential, Townhomes, and Condominiums within Urban Growth Boundaries. In Park Mobile Homes are considered personal property and do not include land.

Median prices reflect broad market trends and are not a measure of value for individual properties.

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