

Josephine County Residential Statistics as of June 30, 2023

JOSEPHINE CO EXISTING HOMES - April 1, 2023 through June 30, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	84	66	6	13	\$310,000	\$372,250	\$355,000	14.5%	-4.6%
Grants Pass (97527)	82	50	8	11	\$360,500	\$396,250	\$383,000	6.2%	-3.3%
Cave Junction	16	8	15	37	\$275,000	\$319,750	\$344,500	25.3%	7.7%
TOTALS	182	124	8	13	\$343,000	\$378,500	\$370,000	7.9%	-2.2%

JOSEPHINE CO NEW CONSTRUCTION - April 1, 2023 through June 30, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	3	6	157	67	\$348,777	N/A	\$399,753	14.6%	N/A
Grants Pass (97527)	4	3	33	31	N/A	\$449,950	N/A	N/A	N/A
Cave Junction	4	0	72	N/A	N/A	\$386,950	N/A	N/A	N/A
TOTALS	11	9	81	55	\$363,000	\$430,000	\$413,000	13.8%	-4.0%

JOSEPHINE CO RURAL HOMES - April 1, 2023 through June 30, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	102	63	13	24	\$436,000	\$503,950	\$425,250	-2.5%	-15.6%
5 - 10 Acres	34	28	17	51	\$550,000	\$502,450	\$469,000	-14.7%	-6.7%
Over 10 Acres	23	17	45	30	\$765,000	\$650,000	\$615,000	-19.6%	-5.4%
TOTALS	159	108	16	32	\$470,000	\$515,000	\$469,000	-0.2%	-8.9%

JOSEPHINE CO IN PARK MOBILE HOMES - April 1, 2023 through June 30, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	7	4	53	27	\$67,000	\$38,900	\$38,450	-42.6%	-1.2%
Double Wide	19	11	30	19	\$115,500	\$120,000	\$125,000	8.2%	4.2%
TOTALS	26	15	41	19	\$74,500	\$74,750	\$121,000	62.4%	61.9%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 06/30/22	Active 06/30/23	Change
Grants Pass (97526)	55	51	-7.3%
Grants Pass (97527)	43	53	23.3%
Cave Junction	25	27	8.0%
Rural	247	222	-10.1%
TOTALS	370	353	-4.6%

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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