

Josephine County Residential Statistics as of July 31, 2023

JOSEPHINE CO EXISTING HOMES - May 1, 2023 through July 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	98	75	8	13	\$316,950	\$364,000	\$350,000	10.4%	-3.8%
Grants Pass (97527)	79	54	7	10	\$369,900	\$397,500	\$390,000	5.4%	-1.9%
Cave Junction	16	9	23	13	\$299,500	\$314,750	\$299,000	-0.2%	-5.0%
TOTALS	193	138	7	11	\$352,000	\$380,000	\$362,475	3.0%	-4.6%

JOSEPHINE CO NEW CONSTRUCTION - May 1, 2023 through July 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	1	6	N/A	32	\$353,595	N/A	\$425,293	20.3%	N/A
Grants Pass (97527)	4	4	33	63	N/A	\$449,950	\$444,800	N/A	-1.1%
Cave Junction	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	7	11	84	66	\$372,000	\$430,000	\$424,600	14.1%	-1.3%

JOSEPHINE CO RURAL HOMES - May 1, 2023 through July 31, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	94	64	17	24	\$500,000	\$501,000	\$464,000	-7.2%	-7.4%
5 - 10 Acres	37	27	16	47	\$504,500	\$575,000	\$542,000	7.4%	-5.7%
Over 10 Acres	24	14	38	28	\$675,000	\$605,000	\$527,450	-21.9%	-12.8%
TOTALS	155	105	19	33	\$502,300	\$538,000	\$472,000	-6.0%	-12.3%

JOSEPHINE CO IN PARK MOBILE HOMES - May 1, 2023 through July 31, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	6	6	49	22	N/A	\$53,500	\$53,500	N/A	0.0%
Double Wide	15	13	27	35	\$119,750	\$115,000	\$125,000	4.4%	8.7%
TOTALS	21	19	31	35	\$115,000	\$67,000	\$99,000	-13.9%	47.8%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 07/31/22	Active 07/31/23	Change
Grants Pass (97526)	65	54	-16.9%
Grants Pass (97527)	53	45	-15.1%
Cave Junction	24	30	25.0%
Rural	254	223	-12.2%
TOTALS	396	352	-11.1%

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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