

Josephine County Residential Statistics as of August 31, 2023

JOSEPHINE CO EXISTING HOMES - June 1, 2023 through August 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	89	83	9	14	\$320,000	\$358,000	\$365,000	14.1%	2.0%
Grants Pass (97527)	73	51	7	9	\$369,000	\$400,000	\$400,000	8.4%	0.0%
Cave Junction	10	13	46	22	\$301,000	\$314,750	\$299,900	-0.4%	-4.7%
TOTALS	172	147	9	11	\$358,400	\$375,000	\$375,000	4.6%	0.0%

JOSEPHINE CO NEW CONSTRUCTION - June 1, 2023 through August 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	2	3	N/A	124	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	6	4	38	48	\$432,500	\$440,000	\$432,250	-0.1%	-1.8%
Cave Junction	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	9	9	75	114	\$377,450	\$429,000	\$399,900	5.9%	-6.8%

JOSEPHINE CO RURAL HOMES - June 1, 2023 through August 31, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	72	68	25	31	\$520,000	\$474,500	\$480,000	-7.7%	1.2%
5 - 10 Acres	28	29	30	45	\$520,526	\$582,000	\$600,000	15.3%	3.1%
Over 10 Acres	23	19	39	26	\$699,000	\$650,000	\$555,000	-20.6%	-14.6%
TOTALS	123	116	29	34	\$525,000	\$503,000	\$539,500	2.8%	7.3%

JOSEPHINE CO IN PARK MOBILE HOMES - June 1, 2023 through August 31, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	4	8	29	43	N/A	\$55,000	\$44,750	N/A	-18.6%
Double Wide	19	15	30	28	\$123,500	\$115,000	\$125,000	1.2%	8.7%
TOTALS	23	23	30	35	\$108,000	\$67,000	\$95,000	-12.0%	41.8%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 08/31/22	Active 08/31/23	Change
Grants Pass (97526)	62	56	-9.7%
Grants Pass (97527)	54	55	1.9%
Cave Junction	23	29	26.1%
Rural	249	222	-10.8%
TOTALS	388	362	-6.7%

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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