

Josephine County Residential Statistics as of September 30, 2023

| JOSEPHINE CO EXISTING HOMES - July 1, 2023 through September 30, 2023 | | | | | | | | | |
|---|----------------|------------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| URBAN GROWTH BOUNDARY | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
| | Jul 1 - Sep 30 | | Jul 1 - Sep 30 | | Jul 1 - Sep 30 | | | | |
| | Sold 2022 | Sold 2023 | Median 2022 | Median 2023 | Median 2021 | Median 2022 | Median 2023 | 2-year Change | 1-year Change |
| Grants Pass (97526) | 88 | 76 | 15 | 17 | \$360,000 | \$362,500 | \$362,500 | 0.7% | 0.0% |
| Grants Pass (97527) | 70 | 47 | 8 | 16 | \$371,000 | \$399,950 | \$400,000 | 7.8% | 0.0% |
| Cave Junction | 9 | 18 | 64 | 41 | \$302,000 | \$299,000 | \$267,600 | -11.4% | -10.5% |
| TOTALS | 167 | 141 | 13 | 18 | \$365,000 | \$380,000 | \$371,000 | 1.6% | -2.4% |

| JOSEPHINE CO NEW CONSTRUCTION - July 1, 2023 through September 30, 2023 | | | | | | | | | |
|---|----------------|-----------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| URBAN GROWTH BOUNDARY | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
| | Jul 1 - Sep 30 | | Jul 1 - Sep 30 | | Jul 1 - Sep 30 | | | | |
| | Sold 2022 | Sold 2023 | Median 2022 | Median 2023 | Median 2021 | Median 2022 | Median 2023 | 2-year Change | 1-year Change |
| Grants Pass (97526) | 1 | 4 | N/A | 94 | \$357,000 | N/A | \$382,000 | 7.0% | N/A |
| Grants Pass (97527) | 5 | 5 | 46 | 39 | N/A | \$429,000 | \$434,000 | N/A | 1.2% |
| Cave Junction | 1 | 2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| TOTALS | 7 | 11 | 102 | 94 | \$367,000 | \$425,000 | \$399,900 | 9.0% | -5.9% |

| JOSEPHINE CO RURAL HOMES - July 1, 2023 through September 30, 2023 | | | | | | | | | |
|--|----------------|------------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| ACREAGE | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
| | Jul 1 - Sep 30 | | Jul 1 - Sep 30 | | Jul 1 - Sep 30 | | | | |
| | Sold 2022 | Sold 2023 | Median 2022 | Median 2023 | Median 2021 | Median 2022 | Median 2023 | 2-year Change | 1-year Change |
| Under 5 Acres | 65 | 68 | 37 | 35 | \$525,000 | \$499,000 | \$474,000 | -9.7% | -5.0% |
| 5 - 10 Acres | 25 | 33 | 37 | 39 | \$550,000 | \$589,900 | \$615,000 | 11.8% | 4.3% |
| Over 10 Acres | 15 | 16 | 30 | 56 | \$675,000 | \$468,000 | \$393,500 | -41.7% | -15.9% |
| TOTALS | 105 | 117 | 37 | 37 | \$535,000 | \$501,900 | \$525,000 | -1.9% | 4.6% |

| JOSEPHINE CO IN PARK MOBILE HOMES - July 1, 2023 through September 30, 2023 | | | | | | | | | |
|---|----------------|-----------|----------------|-------------|-----------------|-----------------|-----------------|---------------|---------------|
| STYLE | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
| | Jul 1 - Sep 30 | | Jul 1 - Sep 30 | | Jul 1 - Sep 30 | | | | |
| | Sold 2022 | Sold 2023 | Median 2022 | Median 2023 | Median 2021 | Median 2022 | Median 2023 | 2-year Change | 1-year Change |
| Single Wide | 4 | 6 | 29 | 43 | \$39,000 | \$50,500 | \$41,250 | 5.8% | -18.3% |
| Double Wide | 18 | 15 | 32 | 35 | \$85,750 | \$102,250 | \$130,000 | 51.6% | 27.1% |
| TOTALS | 22 | 21 | 32 | 37 | \$73,000 | \$65,881 | \$75,000 | 2.7% | 13.8% |

| RESIDENTIAL INVENTORY | | | |
|-----------------------|-----------------|-----------------|--------------|
| COMMUNITY | Active 09/30/22 | Active 09/30/23 | Change |
| Grants Pass (97526) | 57 | 65 | 14.0% |
| Grants Pass (97527) | 57 | 53 | -7.0% |
| Cave Junction | 21 | 26 | 23.8% |
| Rural | 250 | 229 | -8.4% |
| TOTALS | 385 | 373 | -3.1% |

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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