

Josephine County Residential Statistics as of October 31, 2023

JOSEPHINE CO EXISTING HOMES - August 1, 2023 through October 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	80	69	19	12	\$359,950	\$362,000	\$371,000	3.1%	2.5%
Grants Pass (97527)	65	48	13	20	\$370,000	\$386,000	\$397,500	7.4%	3.0%
Cave Junction	11	18	95	43	\$300,000	\$305,700	\$299,950	0.0%	-1.9%
TOTALS	156	135	18	20	\$364,000	\$375,000	\$375,000	3.0%	0.0%

JOSEPHINE CO NEW CONSTRUCTION - August 1, 2023 through October 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 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	3	N/A	120	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	7	3	33	12	N/A	\$445,000	N/A	N/A	N/A
Cave Junction	3	1	333	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	11	7	113	82	\$359,000	\$425,000	\$399,900	11.4%	-5.9%

JOSEPHINE CO RURAL HOMES - August 1, 2023 through October 31, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	78	64	38	33	\$469,950	\$492,000	\$460,000	-2.1%	-6.5%
5 - 10 Acres	26	34	45	42	\$625,000	\$562,450	\$558,750	-10.6%	-0.7%
Over 10 Acres	13	13	37	57	\$592,500	\$468,000	\$565,000	-4.6%	20.7%
TOTALS	117	111	38	39	\$515,000	\$515,000	\$479,000	-7.0%	-7.0%

JOSEPHINE CO IN PARK MOBILE HOMES - August 1, 2023 through October 31, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	5	5	60	48	\$40,500	\$30,000	\$32,500	-19.8%	8.3%
Double Wide	17	15	47	30	\$111,250	\$89,500	\$75,000	-32.6%	-16.2%
TOTALS	22	20	52	40	\$85,750	\$71,381	\$68,475	-20.1%	-4.1%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 10/31/22	Active 10/31/23	Change
Grants Pass (97526)	65	64	-1.5%
Grants Pass (97527)	59	58	-1.7%
Cave Junction	19	22	15.8%
Rural	232	206	-11.2%
TOTALS	375	350	-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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