

Josephine County Residential Statistics as of November 30, 2023

JOSEPHINE CO EXISTING HOMES - September 1, 2023 through November 30, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	74	57	21	16	\$349,500	\$356,500	\$374,900	7.3%	5.2%
Grants Pass (97527)	66	38	15	21	\$371,160	\$385,000	\$382,500	3.1%	-0.6%
Cave Junction	9	13	104	52	\$300,000	\$299,000	\$267,200	-10.9%	-10.6%
TOTALS	149	108	20	21	\$365,000	\$369,000	\$375,000	2.7%	1.6%

JOSEPHINE CO NEW CONSTRUCTION - September 1, 2023 through November 30, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	6	4	51	34	N/A	\$447,450	\$459,000	N/A	2.6%
Cave Junction	3	0	333	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	9	5	145	28	\$359,750	\$435,000	\$449,000	24.8%	3.2%

JOSEPHINE CO RURAL HOMES - September 1, 2023 through November 30, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	85	53	48	29	\$464,950	\$545,000	\$462,000	-0.6%	-15.2%
5 - 10 Acres	23	32	48	72	\$547,500	\$527,500	\$516,330	-5.7%	-2.1%
Over 10 Acres	9	11	26	94	\$567,500	\$575,000	\$535,000	-5.7%	-7.0%
TOTALS	117	96	48	41	\$503,000	\$545,000	\$479,500	-4.7%	-12.0%

JOSEPHINE CO IN PARK MOBILE HOMES - September 1, 2023 through November 30, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	4	4	71	66	\$52,250	\$27,000	\$44,500	-14.8%	64.8%
Double Wide	13	13	20	37	\$129,900	\$89,500	\$74,500	-42.6%	-16.8%
TOTALS	17	17	52	37	\$89,000	\$75,000	\$64,000	-28.1%	-14.7%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 11/30/22	Active 11/30/23	Change
Grants Pass (97526)	60	63	5.0%
Grants Pass (97527)	60	49	-18.3%
Cave Junction	16	28	75.0%
Rural	207	205	-1.0%
TOTALS	343	345	0.6%

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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