

# Josephine County Residential Statistics as of December 31, 2023

JOSEPHINE CO EXISTING HOMES - October 1, 2023 through December 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	65	45	26	18	\$340,000	\$349,000	\$355,000	4.4%	1.7%
Grants Pass (97527)	55	31	17	34	\$373,500	\$375,000	\$380,000	1.7%	1.3%
Cave Junction	13	4	87	54	\$300,000	\$305,700	\$284,750	-5.1%	-6.9%
<b>TOTALS</b>	<b>133</b>	<b>80</b>	<b>25</b>	<b>20</b>	<b>\$360,000</b>	<b>\$350,000</b>	<b>\$371,950</b>	<b>3.3%</b>	<b>6.3%</b>

JOSEPHINE CO NEW CONSTRUCTION - October 1, 2023 through December 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Grants Pass (97526)	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	6	3	41	43	N/A	\$447,500	N/A	N/A	N/A
Cave Junction	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>TOTALS</b>	<b>8</b>	<b>3</b>	<b>96</b>	<b>43</b>	<b>\$369,000</b>	<b>\$440,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

JOSEPHINE CO RURAL HOMES - October 1, 2023 through December 31, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	79	46	58	14	\$460,000	\$515,000	\$454,000	-1.3%	-11.8%
5 - 10 Acres	26	28	86	92	\$510,000	\$515,000	\$487,500	-4.4%	-5.3%
Over 10 Acres	9	16	91	160	\$585,000	\$654,500	\$632,500	8.1%	-3.4%
<b>TOTALS</b>	<b>114</b>	<b>90</b>	<b>68</b>	<b>50</b>	<b>\$485,000</b>	<b>\$525,000</b>	<b>\$478,950</b>	<b>-1.2%</b>	<b>-8.8%</b>

JOSEPHINE CO IN PARK MOBILE HOMES - October 1, 2023 through December 31, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	5	4	52	66	N/A	\$40,000	\$48,500	N/A	21.3%
Double Wide	14	10	19	63	\$133,250	\$115,000	\$102,900	-22.8%	-10.5%
<b>TOTALS</b>	<b>19</b>	<b>14</b>	<b>19</b>	<b>63</b>	<b>\$131,200</b>	<b>\$80,000</b>	<b>\$73,725</b>	<b>-43.8%</b>	<b>-7.8%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 12/31/22	Active 12/31/23	Change
Grants Pass (97526)	58	56	-3.4%
Grants Pass (97527)	50	33	-34.0%
Cave Junction	14	23	64.3%
Rural	179	174	-2.8%
<b>TOTALS</b>	<b>301</b>	<b>286</b>	<b>-5.0%</b>

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.

©2023 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.

