

# Josephine County Residential Statistics 2023

## JOSEPHINE CO EXISTING HOMES - January 1, 2023 through December 31, 2023

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 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)	307	241	14	18	\$325,000	\$363,000	\$355,000	9.2%	-2.2%
Grants Pass (97527)	271	171	12	22	\$366,000	\$390,000	\$380,625	4.0%	-2.4%
Cave Junction	46	38	44	50	\$277,500	\$309,000	\$287,500	3.6%	-7.0%
<b>TOTALS</b>	<b>624</b>	<b>450</b>	<b>14</b>	<b>20</b>	<b>\$345,000</b>	<b>\$375,000</b>	<b>\$365,000</b>	<b>5.8%</b>	<b>-2.7%</b>

## JOSEPHINE CO NEW CONSTRUCTION - January 1, 2023 through December 31, 2023

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 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)	7	12	73	66	\$352,189	\$424,300	\$386,750	9.8%	-8.8%
Grants Pass (97527)	19	15	34	52	\$380,000	\$449,900	\$435,000	14.5%	-3.3%
Cave Junction	8	4	171	137	\$339,759	\$380,500	\$399,950	17.7%	5.1%
<b>TOTALS</b>	<b>34</b>	<b>31</b>	<b>74</b>	<b>68</b>	<b>\$359,000</b>	<b>\$427,000</b>	<b>\$409,606</b>	<b>14.1%</b>	<b>-4.1%</b>

## JOSEPHINE CO RURAL HOMES - January 1, 2023 through December 31, 2023

ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 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	325	225	28	34	\$450,000	\$500,000	\$447,500	-0.6%	-10.5%
5 - 10 Acres	128	109	38	55	\$547,500	\$531,250	\$559,750	2.2%	5.4%
Over 10 Acres	62	62	46	96	\$600,000	\$575,000	\$595,000	-0.8%	3.5%
<b>TOTALS</b>	<b>515</b>	<b>396</b>	<b>34</b>	<b>47</b>	<b>\$492,000</b>	<b>\$515,000</b>	<b>\$476,950</b>	<b>-3.1%</b>	<b>-7.4%</b>

## JOSEPHINE CO IN PARK MOBILE HOMES - January 1, 2023 through December 31, 2023

STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 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	19	25	44	47	\$42,000	\$44,950	\$49,900	18.8%	11.0%
Double Wide	65	47	33	37	\$89,500	\$115,000	\$115,000	28.5%	0.0%
<b>TOTALS</b>	<b>84</b>	<b>72</b>	<b>38</b>	<b>40</b>	<b>\$78,250</b>	<b>\$75,000</b>	<b>\$70,975</b>	<b>-9.3%</b>	<b>-5.4%</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.

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