

# Josephine County Residential Statistics as of January 31, 2024

## JOSEPHINE CO EXISTING HOMES - November 1, 2023 through January 31, 2024

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	48	39	25	20	\$340,000	\$343,000	\$345,000	1.5%	0.6%
Grants Pass (97527)	43	34	23	55	\$380,000	\$375,000	\$380,313	0.1%	1.4%
Cave Junction	8	4	94	39	\$315,500	\$289,950	\$284,750	-9.7%	-1.8%
<b>TOTALS</b>	<b>99</b>	<b>77</b>	<b>26</b>	<b>28</b>	<b>\$365,000</b>	<b>\$350,000</b>	<b>\$360,000</b>	<b>-1.4%</b>	<b>2.9%</b>

## JOSEPHINE CO NEW CONSTRUCTION - November 1, 2023 through January 31, 2024

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	6	4	87	206	\$392,000	\$417,450	\$445,000	13.5%	6.6%
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>TOTALS</b>	<b>7</b>	<b>4</b>	<b>75</b>	<b>206</b>	<b>\$390,950</b>	<b>\$399,900</b>	<b>\$445,000</b>	<b>13.8%</b>	<b>11.3%</b>

## JOSEPHINE CO RURAL HOMES - November 1, 2023 through January 31, 2024

ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	57	42	68	37	\$460,000	\$490,000	\$455,500	-1.0%	-7.0%
5 - 10 Acres	19	29	90	94	\$510,000	\$525,000	\$460,000	-9.8%	-12.4%
Over 10 Acres	12	17	168	135	\$602,500	\$602,500	\$610,000	1.2%	1.2%
<b>TOTALS</b>	<b>88</b>	<b>88</b>	<b>76</b>	<b>75</b>	<b>\$486,475</b>	<b>\$500,500</b>	<b>\$470,000</b>	<b>-3.4%</b>	<b>-6.1%</b>

## JOSEPHINE CO IN PARK MOBILE HOMES - November 1, 2023 through January 31, 2024

STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	3	3	7	51	N/A	N/A	N/A	N/A	N/A
Double Wide	15	9	40	37	\$119,500	\$105,000	\$110,000	-7.9%	4.8%
<b>TOTALS</b>	<b>18</b>	<b>12</b>	<b>36</b>	<b>44</b>	<b>\$94,500</b>	<b>\$75,000</b>	<b>\$102,900</b>	<b>8.9%</b>	<b>37.2%</b>

## RESIDENTIAL INVENTORY

COMMUNITY	Active 01/31/23	Active 01/31/24	Change
Grants Pass (97526)	49	55	12.2%
Grants Pass (97527)	41	40	-2.4%
Cave Junction	16	17	6.3%
Rural	166	154	-7.2%
<b>TOTALS</b>	<b>272</b>	<b>266</b>	<b>-2.2%</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.

