

# Josephine County Residential Statistics as of February 29, 2024

| JOSEPHINE CO EXISTING HOMES - December 1, 2023 through February 29, 2024 |                |           |                |             |                  |                  |                  |               |               |
|--|----------------|-----------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| URBAN GROWTH BOUNDARY  | ACTIVITY       |           | CUMULATIVE DOM |             | PRICING          |                  |                  |               |               |
|  | Dec 1 - Feb 29 |           | Dec 1 - Feb 29 |             | Dec 1 - Feb 29   |                  |                  |               |               |
|  | Sold 2023      | Sold 2024 | Median 2023    | Median 2024 | Median 2022      | Median 2023      | Median 2024      | 2-year Change | 1-year Change |
| Grants Pass (97526)  | 43             | 46        | 25             | 50          | \$360,000        | \$330,000        | \$329,500        | -8.5%         | -0.2%         |
| Grants Pass (97527)  | 42             | 37        | 40             | 63          | \$380,500        | \$362,450        | \$380,625        | 0.0%          | 5.0%          |
| Cave Junction  | 7              | 10        | 87             | 62          | \$315,500        | \$290,000        | \$267,100        | -15.3%        | -7.9%         |
| <b>TOTALS</b>  | <b>92</b>      | <b>93</b> | <b>33</b>      | <b>52</b>   | <b>\$369,000</b> | <b>\$350,000</b> | <b>\$357,500</b> | <b>-3.1%</b>  | <b>2.1%</b>   |

| JOSEPHINE CO NEW CONSTRUCTION - December 1, 2023 through February 29, 2024 |                |           |                |             |                  |                  |                  |               |               |
|--|----------------|-----------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| URBAN GROWTH BOUNDARY  | ACTIVITY       |           | CUMULATIVE DOM |             | PRICING          |                  |                  |               |               |
|  | Dec 1 - Feb 29 |           | Dec 1 - Feb 29 |             | Dec 1 - Feb 29   |                  |                  |               |               |
|  | 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              | 5         | 68             | 160         | N/A              | \$412,250        | \$445,000        | N/A           | 7.9%          |
| Cave Junction  | 1              | 0         | N/A            | N/A         | N/A              | N/A              | N/A              | N/A           | N/A           |
| <b>TOTALS</b>  | <b>8</b>       | <b>5</b>  | <b>51</b>      | <b>160</b>  | <b>\$396,400</b> | <b>\$404,649</b> | <b>\$445,000</b> | <b>12.3%</b>  | <b>10.0%</b>  |

| JOSEPHINE CO RURAL HOMES - December 1, 2023 through February 29, 2024 |                |           |                |             |                  |                  |                  |               |               |
|---|----------------|-----------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| ACREAGE   | ACTIVITY       |           | CUMULATIVE DOM |             | PRICING          |                  |                  |               |               |
|   | Dec 1 - Feb 29 |           | Dec 1 - Feb 29 |             | Dec 1 - Feb 29   |                  |                  |               |               |
|   | Sold 2023      | Sold 2024 | Median 2023    | Median 2024 | Median 2022      | Median 2023      | Median 2024      | 2-year Change | 1-year Change |
| Under 5 Acres   | 42             | 44        | 67             | 63          | \$435,000        | \$432,500        | \$437,500        | 0.6%          | 1.2%          |
| 5 - 10 Acres  | 21             | 25        | 108            | 79          | \$528,500        | \$525,000        | \$595,000        | 12.6%         | 13.3%         |
| Over 10 Acres   | 14             | 13        | 168            | 135         | \$635,000        | \$602,500        | \$610,000        | -3.9%         | 1.2%          |
| <b>TOTALS</b>   | <b>77</b>      | <b>82</b> | <b>87</b>      | <b>81</b>   | <b>\$475,000</b> | <b>\$475,000</b> | <b>\$487,500</b> | <b>2.6%</b>   | <b>2.6%</b>   |

| JOSEPHINE CO IN PARK MOBILE HOMES - December 1, 2023 through February 29, 2024 |                |           |                |             |                 |                 |                  |               |               |
|--|----------------|-----------|----------------|-------------|-----------------|-----------------|------------------|---------------|---------------|
| STYLE  | ACTIVITY       |           | CUMULATIVE DOM |             | PRICING         |                 |                  |               |               |
|  | Dec 1 - Feb 29 |           | Dec 1 - Feb 29 |             | Dec 1 - Feb 29  |                 |                  |               |               |
|  | Sold 2023      | Sold 2024 | Median 2023    | Median 2024 | Median 2022     | Median 2023     | Median 2024      | 2-year Change | 1-year Change |
| Single Wide  | 7              | 2         | 55             | N/A         | N/A             | \$52,000        | N/A              | N/A           | N/A           |
| Double Wide  | 15             | 8         | 43             | 52          | \$114,000       | \$110,000       | \$108,000        | -5.3%         | -1.8%         |
| <b>TOTALS</b>  | <b>22</b>      | <b>10</b> | <b>44</b>      | <b>40</b>   | <b>\$75,000</b> | <b>\$68,000</b> | <b>\$108,000</b> | <b>44.0%</b>  | <b>58.8%</b>  |

| RESIDENTIAL INVENTORY |                 |                 |             |
|-----------------------|-----------------|-----------------|-------------|
| COMMUNITY             | Active 02/28/23 | Active 02/29/24 | Change      |
| Grants Pass (97526)   | 38              | 59              | 55.3%       |
| Grants Pass (97527)   | 37              | 32              | -13.5%      |
| Cave Junction         | 18              | 14              | -22.2%      |
| Rural                 | 170             | 176             | 3.5%        |
| <b>TOTALS</b>         | <b>263</b>      | <b>281</b>      | <b>6.8%</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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