

Josephine County Residential Statistics as of March 31, 2024

JOSEPHINE CO EXISTING HOMES - January 1, 2024 through March 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	53	56	46	27	\$367,000	\$345,000	\$335,318	-8.6%	-2.8%
Grants Pass (97527)	41	52	63	39	\$385,950	\$368,700	\$370,000	-4.1%	0.4%
Cave Junction	6	12	103	92	\$291,500	\$262,250	\$252,100	-13.5%	-3.9%
TOTALS	100	120	56	34	\$377,250	\$355,500	\$355,000	-5.9%	-0.1%

JOSEPHINE CO NEW CONSTRUCTION - January 1, 2024 through March 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	4	6	91	158	\$437,200	\$412,250	\$432,500	-1.1%	4.9%
Cave Junction	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	8	6	57	158	\$412,200	\$399,950	\$432,500	4.9%	8.1%

JOSEPHINE CO RURAL HOMES - January 1, 2024 through March 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	44	47	67	82	\$484,000	\$405,000	\$465,000	-3.9%	14.8%
5 - 10 Acres	18	21	106	79	\$555,000	\$582,250	\$625,000	12.6%	7.3%
Over 10 Acres	14	8	179	104	\$605,000	\$585,000	\$505,248	-16.5%	-13.6%
TOTALS	76	76	95	81	\$515,000	\$472,000	\$477,500	-7.3%	1.2%

JOSEPHINE CO IN PARK MOBILE HOMES - January 1, 2024 through March 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	10	4	65	48	N/A	\$53,000	\$61,100	N/A	15.3%
Double Wide	10	7	67	20	\$121,500	\$107,500	\$106,000	-12.8%	-1.4%
TOTALS	20	11	67	47	\$87,500	\$66,000	\$90,000	2.9%	36.4%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 03/31/23	Active 03/31/24	Change
Grants Pass (97526)	35	65	85.7%
Grants Pass (97527)	39	37	-5.1%
Cave Junction	22	13	-40.9%
Rural	169	180	6.5%
TOTALS	265	295	11.3%

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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