

Josephine County Residential Statistics as of April 30, 2024

| JOSEPHINE CO EXISTING HOMES - February 1, 2024 through April 30, 2024 | | | | | | | | | |
|---|----------------|------------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| URBAN GROWTH BOUNDARY | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
| | Feb 1 - Apr 30 | | Feb 1 - Apr 30 | | Feb 1 - Apr 30 | | | | |
| | Sold 2023 | Sold 2024 | Median 2023 | Median 2024 | Median 2022 | Median 2023 | Median 2024 | 2-year Change | 1-year Change |
| Grants Pass (97526) | 59 | 63 | 30 | 27 | \$362,000 | \$346,000 | \$360,000 | -0.6% | 4.0% |
| Grants Pass (97527) | 41 | 49 | 56 | 23 | \$400,000 | \$369,900 | \$380,000 | -5.0% | 2.7% |
| Cave Junction | 6 | 9 | 110 | 155 | \$280,000 | \$308,000 | \$234,200 | -16.4% | -24.0% |
| TOTALS | 106 | 121 | 48 | 27 | \$377,750 | \$365,000 | \$368,000 | -2.6% | 0.8% |

| JOSEPHINE CO NEW CONSTRUCTION - February 1, 2024 through April 30, 2024 | | | | | | | | | |
|---|----------------|-----------|----------------|-------------|------------------|------------------|-------------|---------------|---------------|
| URBAN GROWTH BOUNDARY | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
| | Feb 1 - Apr 30 | | Feb 1 - Apr 30 | | Feb 1 - Apr 30 | | | | |
| | 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) | 3 | 3 | 27 | 85 | N/A | N/A | N/A | N/A | N/A |
| Cave Junction | 2 | 0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| TOTALS | 7 | 3 | 58 | 85 | \$400,258 | \$409,397 | N/A | N/A | N/A |

| JOSEPHINE CO RURAL HOMES - February 1, 2024 through April 30, 2024 | | | | | | | | | |
|--|----------------|-----------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| ACREAGE | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
| | Feb 1 - Apr 30 | | Feb 1 - Apr 30 | | Feb 1 - Apr 30 | | | | |
| | Sold 2023 | Sold 2024 | Median 2023 | Median 2024 | Median 2022 | Median 2023 | Median 2024 | 2-year Change | 1-year Change |
| Under 5 Acres | 49 | 50 | 63 | 53 | \$497,000 | \$390,000 | \$481,250 | -3.2% | 23.4% |
| 5 - 10 Acres | 25 | 21 | 67 | 68 | \$495,000 | \$579,500 | \$640,000 | 29.3% | 10.4% |
| Over 10 Acres | 15 | 14 | 124 | 134 | \$646,250 | \$630,000 | \$609,500 | -5.7% | -3.3% |
| TOTALS | 89 | 85 | 67 | 65 | \$505,900 | \$475,000 | \$525,000 | 3.8% | 10.5% |

| JOSEPHINE CO IN PARK MOBILE HOMES - February 1, 2024 through April 30, 2024 | | | | | | | | | |
|---|----------------|-----------|----------------|-------------|------------------|-----------------|-----------------|---------------|---------------|
| STYLE | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
| | Feb 1 - Apr 30 | | Feb 1 - Apr 30 | | Feb 1 - Apr 30 | | | | |
| | Sold 2023 | Sold 2024 | Median 2023 | Median 2024 | Median 2022 | Median 2023 | Median 2024 | 2-year Change | 1-year Change |
| Single Wide | 11 | 5 | 47 | 47 | \$41,925 | \$49,900 | \$55,000 | 31.2% | 10.2% |
| Double Wide | 9 | 8 | 23 | 14 | \$136,500 | \$130,500 | \$108,000 | -20.9% | -17.2% |
| TOTALS | 20 | 13 | 35 | 28 | \$101,250 | \$67,500 | \$89,000 | -12.1% | 31.9% |

| RESIDENTIAL INVENTORY | | | |
|-----------------------|-----------------|-----------------|--------------|
| COMMUNITY | Active 04/30/23 | Active 04/30/24 | Change |
| Grants Pass (97526) | 46 | 70 | 52.2% |
| Grants Pass (97527) | 40 | 60 | 50.0% |
| Cave Junction | 22 | 15 | -31.8% |
| Rural | 185 | 181 | -2.2% |
| TOTALS | 293 | 326 | 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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