

# Josephine County Residential Statistics as of May 31, 2024

JOSEPHINE CO EXISTING HOMES - March 1, 2024 through May 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	60	65	25	21	\$372,500	\$348,000	\$361,000	-3.1%	3.7%
Grants Pass (97527)	46	51	18	19	\$400,000	\$377,500	\$382,900	-4.3%	1.4%
Cave Junction	10	3	103	236	\$307,500	\$319,000	N/A	N/A	N/A
<b>TOTALS</b>	<b>116</b>	<b>119</b>	<b>27</b>	<b>20</b>	<b>\$380,000</b>	<b>\$365,000</b>	<b>\$369,000</b>	<b>-2.9%</b>	<b>1.1%</b>

JOSEPHINE CO NEW CONSTRUCTION - March 1, 2024 through May 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	7	0	59	N/A	N/A	\$389,900	N/A	N/A	N/A
Grants Pass (97527)	2	4	N/A	58	N/A	N/A	\$442,000	N/A	N/A
Cave Junction	1	1	N/A	N/A	\$379,450	N/A	N/A	N/A	N/A
<b>TOTALS</b>	<b>10</b>	<b>5</b>	<b>59</b>	<b>104</b>	<b>\$425,079</b>	<b>\$404,803</b>	<b>\$439,000</b>	<b>3.3%</b>	<b>8.4%</b>

JOSEPHINE CO RURAL HOMES - March 1, 2024 through May 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	54	52	43	19	\$506,950	\$399,500	\$512,500	1.1%	28.3%
5 - 10 Acres	30	26	55	51	\$562,500	\$529,375	\$542,620	-3.5%	2.5%
Over 10 Acres	17	14	70	122	\$544,000	\$615,000	\$494,500	-9.1%	-19.6%
<b>TOTALS</b>	<b>101</b>	<b>92</b>	<b>54</b>	<b>33</b>	<b>\$515,750</b>	<b>\$437,000</b>	<b>\$520,000</b>	<b>0.8%</b>	<b>19.0%</b>

JOSEPHINE CO IN PARK MOBILE HOMES - March 1, 2024 through May 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	7	7	22	47	\$41,925	\$42,000	\$55,000	31.2%	31.0%
Double Wide	9	9	47	35	\$134,000	\$155,000	\$125,000	-6.7%	-19.4%
<b>TOTALS</b>	<b>16</b>	<b>16</b>	<b>35</b>	<b>41</b>	<b>\$75,000</b>	<b>\$112,500</b>	<b>\$79,000</b>	<b>5.3%</b>	<b>-29.8%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 05/31/23	Active 05/31/24	Change
Grants Pass (97526)	48	84	75.0%
Grants Pass (97527)	39	73	87.2%
Cave Junction	27	16	-40.7%
Rural	204	226	10.8%
<b>TOTALS</b>	<b>318</b>	<b>399</b>	<b>25.5%</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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