

Josephine County Residential Statistics as of June 30, 2024

JOSEPHINE CO EXISTING HOMES - April 1, 2024 through June 30, 2024

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	66	66	14	22	\$372,250	\$360,000	\$357,500	-4.0%	-0.7%
Grants Pass (97527)	52	37	11	15	\$396,250	\$379,500	\$403,000	1.7%	6.2%
Cave Junction	9	7	19	31	\$319,750	\$339,000	\$210,000	-34.3%	-38.1%
TOTALS	127	110	13	20	\$378,500	\$370,000	\$360,500	-4.8%	-2.6%

JOSEPHINE CO NEW CONSTRUCTION - April 1, 2024 through June 30, 2024

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	6	1	67	N/A	N/A	\$399,753	N/A	N/A	N/A
Grants Pass (97527)	3	3	31	36	\$449,950	N/A	N/A	N/A	N/A
Cave Junction	0	1	N/A	N/A	\$386,950	N/A	N/A	N/A	N/A
TOTALS	9	5	55	100	\$430,000	\$413,000	\$460,000	7.0%	11.4%

JOSEPHINE CO RURAL HOMES - April 1, 2024 through June 30, 2024

ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	65	53	24	11	\$503,950	\$425,000	\$510,000	1.2%	20.0%
5 - 10 Acres	29	32	55	51	\$502,450	\$455,000	\$565,620	12.6%	24.3%
Over 10 Acres	16	16	31	131	\$650,000	\$615,000	\$494,500	-23.9%	-19.6%
TOTALS	110	101	32	30	\$515,000	\$464,000	\$529,000	2.7%	14.0%

JOSEPHINE CO IN PARK MOBILE HOMES - April 1, 2024 through June 30, 2024

STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	5	7	7	32	\$38,900	\$39,500	\$55,000	41.4%	39.2%
Double Wide	12	9	19	74	\$120,000	\$125,000	\$160,000	33.3%	28.0%
TOTALS	17	16	19	35	\$74,750	\$115,000	\$79,500	6.4%	-30.9%

RESIDENTIAL INVENTORY

COMMUNITY	Active 06/30/23	Active 06/30/24	Change
Grants Pass (97526)	50	85	70.0%
Grants Pass (97527)	53	87	64.2%
Cave Junction	26	16	-38.5%
Rural	225	241	7.1%
TOTALS	354	429	21.2%

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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