

Josephine County Residential Statistics as of July 31, 2024

JOSEPHINE CO EXISTING HOMES - May 1, 2024 through July 31, 2024

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	77	63	13	21	\$364,000	\$350,000	\$380,000	4.4%	8.6%
Grants Pass (97527)	56	47	9	18	\$397,500	\$390,000	\$402,000	1.1%	3.1%
Cave Junction	10	9	12	22	\$314,750	\$292,000	\$244,000	-22.5%	-16.4%
TOTALS	143	119	11	21	\$380,000	\$364,999	\$375,000	-1.3%	2.7%

JOSEPHINE CO NEW CONSTRUCTION - May 1, 2024 through July 31, 2024

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	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	32	N/A	N/A	\$425,293	N/A	N/A	N/A
Grants Pass (97527)	4	5	63	101	\$449,950	\$444,800	\$460,000	2.2%	3.4%
Cave Junction	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	11	7	66	128	\$430,000	\$424,600	\$460,000	7.0%	8.3%

JOSEPHINE CO RURAL HOMES - May 1, 2024 through July 31, 2024

ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	66	68	24	12	\$501,000	\$464,000	\$512,000	2.2%	10.3%
5 - 10 Acres	27	36	47	47	\$575,000	\$542,000	\$628,950	9.4%	16.0%
Over 10 Acres	14	14	28	116	\$605,000	\$527,450	\$581,000	-4.0%	10.2%
TOTALS	107	118	33	30	\$538,000	\$472,000	\$556,750	3.5%	18.0%

JOSEPHINE CO IN PARK MOBILE HOMES - May 1, 2024 through July 31, 2024

STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	6	5	22	32	\$53,500	\$53,500	\$55,000	2.8%	2.8%
Double Wide	13	8	35	108	\$115,000	\$125,000	\$134,500	17.0%	7.6%
TOTALS	19	13	35	79	\$67,000	\$99,000	\$70,000	4.5%	-29.3%

RESIDENTIAL INVENTORY

COMMUNITY	Active 07/31/23	Active 07/31/24	Change
Grants Pass (97526)	54	81	50.0%
Grants Pass (97527)	49	81	65.3%
Cave Junction	28	19	-32.1%
Rural	218	250	14.7%
TOTALS	349	431	23.5%

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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