

Josephine County Residential Statistics as of August 31, 2024

JOSEPHINE CO EXISTING HOMES - June 1, 2024 through August 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	85	69	15	22	\$358,000	\$365,000	\$370,000	3.4%	1.4%
Grants Pass (97527)	53	51	9	36	\$400,000	\$400,000	\$379,000	-5.3%	-5.3%
Cave Junction	13	10	22	16	\$314,750	\$299,900	\$267,500	-15.0%	-10.8%
TOTALS	151	130	12	24	\$375,000	\$375,000	\$359,950	-4.0%	-4.0%

JOSEPHINE CO NEW CONSTRUCTION - June 1, 2024 through August 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	3	1	124	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	4	6	48	87	\$440,000	\$432,250	\$492,300	11.9%	13.9%
Cave Junction	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	9	7	114	89	\$429,000	\$399,900	\$495,000	15.4%	23.8%

JOSEPHINE CO RURAL HOMES - June 1, 2024 through August 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	71	67	28	22	\$474,500	\$485,000	\$525,000	10.6%	8.2%
5 - 10 Acres	29	33	45	45	\$575,000	\$600,000	\$685,000	19.1%	14.2%
Over 10 Acres	18	14	28	129	\$650,000	\$560,000	\$650,000	0.0%	16.1%
TOTALS	118	114	34	35	\$502,450	\$539,500	\$580,000	15.4%	7.5%

JOSEPHINE CO IN PARK MOBILE HOMES - June 1, 2024 through August 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	8	2	43		\$55,000	\$44,750	N/A	N/A	N/A
Double Wide	15	7	28	85	\$115,000	\$125,000	\$94,750	-17.6%	-24.2%
TOTALS	23	9	35	76	\$67,000	\$95,000	\$85,000	26.9%	-10.5%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 08/31/23	Active 08/31/24	Change
Grants Pass (97526)	52	84	61.5%
Grants Pass (97527)	60	81	35.0%
Cave Junction	23	24	4.3%
Rural	218	253	16.1%
TOTALS	353	442	25.2%

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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