

Josephine County Residential Statistics as of September 30, 2024

JOSEPHINE CO EXISTING HOMES - July 1, 2024 through September 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	76	70	17	35	\$362,500	\$362,500	\$397,950	9.8%	9.8%
Grants Pass (97527)	47	66	16	38	\$399,950	\$400,000	\$379,000	-5.2%	-5.3%
Cave Junction	19	5	34	6	\$299,000	\$267,200	\$285,000	-4.7%	6.7%
TOTALS	142	141	19	36	\$380,000	\$370,450	\$380,000	0.0%	2.6%

JOSEPHINE CO NEW CONSTRUCTION - July 1, 2024 through September 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	4	2	94	N/A	N/A	\$382,000	N/A	N/A	N/A
Grants Pass (97527)	5	6	39	103	\$429,000	\$434,000	\$487,250	13.6%	12.3%
Cave Junction	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	11	8	94	137	\$425,000	\$399,900	\$536,800	26.3%	34.2%

JOSEPHINE CO RURAL HOMES - July 1, 2024 through September 30, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	66	73	36	33	\$499,000	\$477,500	\$570,000	14.2%	19.4%
5 - 10 Acres	33	36	39	35	\$589,450	\$615,000	\$638,950	8.4%	3.9%
Over 10 Acres	15	13	59	72	\$468,000	\$400,000	\$742,500	58.7%	85.6%
TOTALS	114	122	39	35	\$500,950	\$527,000	\$580,000	15.8%	10.1%

JOSEPHINE CO IN PARK MOBILE HOMES - July 1, 2024 through September 30, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	6	1	43	N/A	\$50,500	\$41,250	N/A	N/A	N/A
Double Wide	15	11	35	76	\$102,250	\$130,000	\$90,000	-12.0%	-30.8%
TOTALS	21	12	37	53	\$65,881	\$75,000	\$87,500	32.8%	16.7%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 09/30/23	Active 09/30/24	Change
Grants Pass (97526)	53	71	34.0%
Grants Pass (97527)	57	80	40.4%
Cave Junction	21	17	-19.0%
Rural	223	246	10.3%
TOTALS	354	414	16.9%

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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