

Josephine County Residential Statistics as of October 31, 2024

JOSEPHINE CO EXISTING HOMES - August 1, 2024 through October 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	70	73	14	53	\$362,000	\$368,000	\$355,000	-1.9%	-3.5%
Grants Pass (97527)	49	59	20	40	\$386,000	\$395,000	\$375,000	-2.8%	-5.1%
Cave Junction	19	7	34	7	\$305,700	\$299,900	\$358,000	17.1%	19.4%
TOTALS	138	139	21	41	\$375,000	\$374,950	\$360,000	-4.0%	-4.0%

JOSEPHINE CO NEW CONSTRUCTION - August 1, 2024 through October 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 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	2	120	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	4	5	9	45	\$445,000	\$444,450	\$524,600	17.9%	18.0%
Cave Junction	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	8	7	72	100	\$425,000	\$416,950	\$595,000	40.0%	42.7%

JOSEPHINE CO RURAL HOMES - August 1, 2024 through October 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	62	64	34	53	\$492,000	\$461,000	\$527,500	7.2%	14.4%
5 - 10 Acres	34	30	42	40	\$560,000	\$558,750	\$527,500	-5.8%	-5.6%
Over 10 Acres	12	10	63	105	\$468,000	\$582,500	\$702,500	50.1%	20.6%
TOTALS	108	104	41	53	\$507,500	\$485,000	\$537,500	5.9%	10.8%

JOSEPHINE CO IN PARK MOBILE HOMES - August 1, 2024 through October 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	5	3	48	10	\$30,000	\$32,500	N/A	N/A	N/A
Double Wide	15	12	30	41	\$89,500	\$75,000	\$92,375	3.2%	23.2%
TOTALS	20	15	40	30	\$71,381	\$68,475	\$75,000	5.1%	9.5%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 10/31/23	Active 10/31/24	Change
Grants Pass (97526)	61	75	23.0%
Grants Pass (97527)	61	82	34.4%
Cave Junction	20	17	-15.0%
Rural	196	229	16.8%
TOTALS	338	403	19.2%

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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