

Josephine County Residential Statistics as of November 30, 2024

JOSEPHINE CO EXISTING HOMES - September 1, 2024 through November 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	58	75	16	41	\$356,500	\$367,450	\$365,000	2.4%	-0.7%
Grants Pass (97527)	40	55	21	43	\$385,000	\$380,000	\$389,000	1.0%	2.4%
Cave Junction	13	10	52	19	\$299,000	\$267,200	\$300,000	0.3%	12.3%
TOTALS	111	140	20	40	\$369,000	\$374,900	\$365,000	-1.1%	-2.6%

JOSEPHINE CO NEW CONSTRUCTION - September 1, 2024 through November 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	4	4	34	54	\$447,450	\$459,000	\$567,500	26.8%	23.6%
Cave Junction	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	5	7	28	200	\$435,000	\$449,000	\$595,000	36.8%	32.5%

JOSEPHINE CO RURAL HOMES - September 1, 2024 through November 30, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	52	64	29	59	\$545,000	\$470,450	\$509,000	-6.6%	8.2%
5 - 10 Acres	32	33	72	59	\$527,500	\$516,330	\$525,000	-0.5%	1.7%
Over 10 Acres	11	9	94	30	\$575,000	\$535,000	\$675,000	17.4%	26.2%
TOTALS	95	106	41	59	\$545,000	\$480,000	\$527,500	-3.2%	9.9%

JOSEPHINE CO IN PARK MOBILE HOMES - September 1, 2024 through November 30, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	5	4	35	9	\$27,000	\$45,000	\$48,559	79.8%	7.9%
Double Wide	13	16	37	96	\$89,500	\$74,500	\$91,500	2.2%	22.8%
TOTALS	18	20	36	73	\$75,000	\$62,000	\$83,750	11.7%	35.1%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 11/30/23	Active 11/30/24	Change
Grants Pass (97526)	62	67	8.1%
Grants Pass (97527)	55	72	30.9%
Cave Junction	25	15	-40.0%
Rural	198	210	6.1%
TOTALS	340	364	7.1%

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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