

Josephine County Residential Statistics as of December 31, 2024

JOSEPHINE CO EXISTING HOMES - October 1, 2024 through December 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	45	65	18	36	\$349,000	\$355,000	\$350,000	0.3%	-1.4%
Grants Pass (97527)	32	47	31	43	\$375,000	\$380,000	\$389,000	3.7%	2.4%
Cave Junction	4	13	54	41	\$305,700	\$284,750	\$300,000	-1.9%	5.4%
TOTALS	81	125	20	39	\$350,000	\$369,000	\$365,000	4.3%	-1.1%

JOSEPHINE CO NEW CONSTRUCTION - October 1, 2024 through December 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Grants Pass (97526)	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	3	4	43	34	\$447,500	N/A	\$567,500	26.8%	N/A
Cave Junction	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	3	5	43	169	\$440,000	N/A	\$535,000	21.6%	N/A

JOSEPHINE CO RURAL HOMES - October 1, 2024 through December 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	47	56	15	58	\$515,000	\$453,000	\$506,500	-1.7%	11.8%
5 - 10 Acres	29	31	94	56	\$515,000	\$460,000	\$460,000	-10.7%	0.0%
Over 10 Acres	15	7	159	197	\$654,500	\$635,000	\$675,000	3.1%	6.3%
TOTALS	91	94	50	58	\$525,000	\$460,000	\$506,500	-3.5%	10.1%

JOSEPHINE CO IN PARK MOBILE HOMES - October 1, 2024 through December 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	4	5	66	98	\$40,000	\$48,500	\$48,000	20.0%	-1.0%
Double Wide	10	16	63	120	\$115,000	\$102,900	\$94,000	-18.3%	-8.6%
TOTALS	14	21	63	119	\$80,000	\$73,725	\$80,000	0.0%	8.5%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 12/31/23	Active 12/31/24	Change
Grants Pass (97526)	57	66	15.8%
Grants Pass (97527)	39	76	94.9%
Cave Junction	18	15	-16.7%
Rural	169	188	11.2%
TOTALS	283	345	21.9%

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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