

Josephine County Residential Statistics 2024

JOSEPHINE CO EXISTING HOMES - January 1, 2024 through December 31, 2024

| URBAN GROWTH BOUNDARY | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
|-----------------------|----------------|------------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | Jan 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) | 240 | 260 | 18 | 29 | \$325,000 | \$356,000 | \$359,950 | 10.8% | 1.1% |
| Grants Pass (97527) | 172 | 206 | 21 | 34 | \$366,000 | \$380,313 | \$379,500 | 3.7% | -0.2% |
| Cave Junction | 38 | 38 | 50 | 30 | \$277,500 | \$287,500 | \$280,000 | 0.9% | -2.6% |
| TOTALS | 450 | 504 | 20 | 30 | \$345,000 | \$365,000 | \$365,000 | 5.8% | 0.0% |

JOSEPHINE CO NEW CONSTRUCTION - January 1, 2024 through December 31, 2024

| URBAN GROWTH BOUNDARY | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
|-----------------------|----------------|-----------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | Jan 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) | 12 | 3 | 66 | 192 | \$352,189 | \$386,750 | N/A | N/A | N/A |
| Grants Pass (97527) | 15 | 19 | 52 | 95 | \$380,000 | \$435,000 | \$449,900 | 18.4% | 3.4% |
| Cave Junction | 4 | 2 | 137 | N/A | \$339,759 | \$399,950 | N/A | N/A | N/A |
| TOTALS | 31 | 24 | 68 | 141 | \$359,000 | \$409,606 | \$454,950 | 26.7% | 11.1% |

JOSEPHINE CO RURAL HOMES - January 1, 2024 through December 31, 2024

| ACREAGE | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
|---------------|----------------|------------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | Jan 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 | 222 | 231 | 36 | 36 | \$450,000 | \$449,000 | \$505,000 | 12.2% | 12.5% |
| 5 - 10 Acres | 109 | 122 | 55 | 50 | \$547,500 | \$559,750 | \$560,000 | 2.3% | 0.0% |
| Over 10 Acres | 60 | 45 | 96 | 111 | \$600,000 | \$605,000 | \$569,000 | -5.2% | -6.0% |
| TOTALS | 391 | 398 | 47 | 46 | \$492,000 | \$479,000 | \$530,875 | 7.9% | 10.8% |

JOSEPHINE CO IN PARK MOBILE HOMES - January 1, 2024 through December 31, 2024

| STYLE | ACTIVITY | | CUMULATIVE DOM | | PRICING | | | | |
|---------------|----------------|-----------|----------------|-------------|-----------------|-----------------|-----------------|---------------|---------------|
| | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | Jan 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 | 25 | 17 | 47 | 34 | \$42,000 | \$49,900 | \$53,117 | 26.5% | 6.4% |
| Double Wide | 47 | 43 | 37 | 85 | \$89,500 | \$115,000 | \$95,000 | 6.1% | -17.4% |
| TOTALS | 72 | 60 | 40 | 75 | \$78,250 | \$70,975 | \$87,750 | 12.1% | 23.6% |



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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