

Josephine County Residential Statistics as of January 31, 2025

JOSEPHINE CO EXISTING HOMES - November 1, 2024 through January 31, 2025

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	40	60	20	38	\$343,000	\$347,500	\$349,950	2.0%	0.7%
Grants Pass (97527)	34	41	55	50	\$375,000	\$380,313	\$378,000	0.8%	-0.6%
Cave Junction	4	14	39	56	\$289,950	\$284,750	\$300,000	3.5%	5.4%
TOTALS	78	115	28	43	\$350,000	\$360,000	\$357,500	2.1%	-0.7%

JOSEPHINE CO NEW CONSTRUCTION - November 1, 2024 through January 31, 2025

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	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)	5	5	164	35	\$417,450	\$445,000	\$535,000	28.2%	20.2%
Cave Junction	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	5	6	164	148	\$399,900	\$445,000	\$508,750	27.2%	14.3%

JOSEPHINE CO RURAL HOMES - November 1, 2024 through January 31, 2025

ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	42	47	37	48	\$490,000	\$455,500	\$510,000	4.1%	12.0%
5 - 10 Acres	29	24	94	36	\$525,000	\$460,000	\$522,500	-0.5%	13.6%
Over 10 Acres	17	9	135	46	\$602,500	\$610,000	\$470,000	-22.0%	-23.0%
TOTALS	88	80	75	46	\$500,500	\$470,000	\$510,000	1.9%	8.5%

JOSEPHINE CO IN PARK MOBILE HOMES - November 1, 2024 through January 31, 2025

STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	3	5	51	81	N/A	N/A	\$44,000	N/A	N/A
Double Wide	9	15	37	121	\$105,000	\$110,000	\$93,000	-11.4%	-15.5%
TOTALS	12	20	44	116	\$75,000	\$102,900	\$74,000	-1.3%	-28.1%

RESIDENTIAL INVENTORY

COMMUNITY	Active 01/31/24	Active 01/31/25	Change
Grants Pass (97526)	59	67	13.6%
Grants Pass (97527)	41	71	73.2%
Cave Junction	16	12	-25.0%
Rural	160	171	6.9%
TOTALS	276	321	16.3%

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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