

Josephine County Residential Statistics as of March 31, 2025

JOSEPHINE CO EXISTING HOMES - January 1, 2025 through March 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	57	54	26	55	\$345,000	\$335,500	\$348,500	1.0%	3.9%
Grants Pass (97527)	53	28	44	68	\$368,700	\$370,000	\$394,404	7.0%	6.6%
Cave Junction	12	9	92	78	\$262,250	\$252,100	\$305,000	16.3%	21.0%
TOTALS	122	91	34	60	\$355,500	\$356,250	\$360,000	1.3%	1.1%

JOSEPHINE CO NEW CONSTRUCTION - January 1, 2025 through March 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 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)	6	5	158	88	\$412,250	\$432,500	\$482,500	17.0%	11.6%
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	6	5	158	88	\$399,950	\$432,500	\$482,500	20.6%	11.6%

JOSEPHINE CO RURAL HOMES - January 1, 2025 through March 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	48	40	79	70	\$405,000	\$465,000	\$536,000	32.3%	15.3%
5 - 10 Acres	22	18	74	29	\$582,250	\$617,500	\$691,750	18.8%	12.0%
Over 10 Acres	9	8	72	71	\$585,000	\$460,000	\$580,000	-0.9%	26.1%
TOTALS	79	66	75	60	\$472,000	\$480,000	\$580,000	22.9%	20.8%

JOSEPHINE CO IN PARK MOBILE HOMES - January 1, 2025 through March 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	4	6	48	112	\$53,000	\$61,100	\$35,750	-32.5%	-41.5%
Double Wide	7	15	20	83	\$107,500	\$106,000	\$111,000	3.3%	4.7%
TOTALS	11	21	47	83	\$66,000	\$90,000	\$72,000	9.1%	-20.0%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 03/31/24	Active 03/31/25	Change
Grants Pass (97526)	59	70	18.6%
Grants Pass (97527)	35	73	108.6%
Cave Junction	13	17	30.8%
Rural	187	217	16.0%
TOTALS	294	377	28.2%

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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