

Josephine County Residential Statistics as of February 28, 2025

JOSEPHINE CO EXISTING HOMES - December 1, 2024 through February 28, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	47	45	50	36	\$330,000	\$330,000	\$345,000	4.5%	4.5%
Grants Pass (97527)	37	33	63	55	\$362,450	\$380,625	\$379,000	4.6%	-0.4%
Cave Junction	10	10	62	75	\$290,000	\$267,100	\$300,000	3.4%	12.3%
TOTALS	94	88	51	43	\$350,000	\$356,250	\$358,750	2.5%	0.7%

JOSEPHINE CO NEW CONSTRUCTION - December 1, 2024 through February 28, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	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	6	160	81	\$412,250	\$445,000	\$482,475	17.0%	8.4%
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	5	6	160	81	\$404,649	\$445,000	\$482,475	19.2%	8.4%

JOSEPHINE CO RURAL HOMES - December 1, 2024 through February 28, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	44	38	63	52	\$432,500	\$437,500	\$536,000	23.9%	22.5%
5 - 10 Acres	25	18	79	37	\$525,000	\$595,000	\$570,000	8.6%	-4.2%
Over 10 Acres	13	8	135	44	\$602,500	\$610,000	\$535,000	-11.2%	-12.3%
TOTALS	82	64	81	44	\$475,000	\$487,500	\$550,000	15.8%	12.8%

JOSEPHINE CO IN PARK MOBILE HOMES - December 1, 2024 through February 28, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	2	5		98	\$52,000	N/A	\$32,000	-38.5%	N/A
Double Wide	8	16	52	95	\$110,000	\$108,000	\$105,450	-4.1%	-2.4%
TOTALS	10	21	40	95	\$68,000	\$108,000	\$72,000	5.9%	-33.3%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 02/29/24	Active 02/28/25	Change
Grants Pass (97526)	58	61	5.2%
Grants Pass (97527)	30	68	126.7%
Cave Junction	15	15	0.0%
Rural	172	175	1.7%
TOTALS	275	319	16.0%

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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