

Josephine County Residential Statistics as of April 30, 2025

JOSEPHINE CO EXISTING HOMES - February 1, 2025 through April 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	65	61	27	61	\$346,000	\$360,000	\$339,000	-2.0%	-5.8%
Grants Pass (97527)	50	43	22	60	\$369,900	\$377,500	\$410,000	10.8%	8.6%
Cave Junction	9	6	155	52	\$308,000	\$234,200	\$289,000	-6.2%	23.4%
TOTALS	124	110	27	61	\$365,000	\$365,000	\$364,050	-0.3%	-0.3%

JOSEPHINE CO NEW CONSTRUCTION - February 1, 2025 through April 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	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)	3	7	85	84	N/A	N/A	\$485,000	N/A	N/A
Cave Junction	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	3	8	85	85	\$409,397	N/A	\$482,500	17.9%	N/A

JOSEPHINE CO RURAL HOMES - February 1, 2025 through April 30, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	50	51	53	78	\$390,000	\$481,250	\$501,340	28.5%	4.2%
5 - 10 Acres	23	22	67	34	\$579,500	\$640,000	\$635,750	9.7%	-0.7%
Over 10 Acres	14	8	134	64	\$630,000	\$609,500	\$659,500	4.7%	8.2%
TOTALS	87	81	59	68	\$475,000	\$525,000	\$555,000	16.8%	5.7%

JOSEPHINE CO IN PARK MOBILE HOMES - February 1, 2025 through April 30, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	5	5	47	143	\$49,900	\$55,000	\$37,500	-24.8%	-31.8%
Double Wide	8	20	14	81	\$130,500	\$108,000	\$115,500	-11.5%	6.9%
TOTALS	13	25	28	83	\$67,500	\$89,000	\$109,000	61.5%	22.5%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 04/30/24	Active 04/30/25	Change
Grants Pass (97526)	66	74	12.1%
Grants Pass (97527)	55	86	56.4%
Cave Junction	16	20	25.0%
Rural	184	256	39.1%
TOTALS	321	436	35.8%

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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