

Josephine County Residential Statistics as of June 30, 2025

JOSEPHINE CO EXISTING HOMES - April 1, 2025 through June 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	66	68	22	19	\$360,000	\$357,500	\$348,250	-3.3%	-2.6%
Grants Pass (97527)	36	55	17	35	\$379,500	\$404,000	\$399,000	5.1%	-1.2%
Cave Junction	8	6	27	40	\$339,000	\$227,000	\$256,500	-24.3%	13.0%
TOTALS	110	129	20	25	\$370,000	\$360,500	\$375,000	1.4%	4.0%

JOSEPHINE CO NEW CONSTRUCTION - April 1, 2025 through June 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	1	0	N/A	N/A	\$399,753	N/A	N/A	N/A	N/A
Grants Pass (97527)	3	4	36	47	N/A	N/A	\$500,000	N/A	N/A
Cave Junction	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	5	5	100	56	\$413,000	\$460,000	\$485,000	17.4%	5.4%

JOSEPHINE CO RURAL HOMES - April 1, 2025 through June 30, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	54	70	11	22	\$425,000	\$504,500	\$497,000	16.9%	-1.5%
5 - 10 Acres	33	29	48	74	\$455,000	\$575,000	\$532,500	17.0%	-7.4%
Over 10 Acres	16	13	131	20	\$615,000	\$494,500	\$700,000	13.8%	41.6%
TOTALS	103	112	30	32	\$464,000	\$529,000	\$513,500	10.7%	-2.9%

JOSEPHINE CO IN PARK MOBILE HOMES - April 1, 2025 through June 30, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	7	9	32	11	\$39,500	\$55,000	\$40,000	1.3%	-27.3%
Double Wide	9	19	74	51	\$125,000	\$160,000	\$79,900	-36.1%	-50.1%
TOTALS	16	28	35	45	\$115,000	\$79,500	\$69,750	-39.3%	-12.3%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 06/30/24	Active 06/30/25	Change
Grants Pass (97526)	77	90	16.9%
Grants Pass (97527)	84	93	10.7%
Cave Junction	12	25	108.3%
Rural	231	295	27.7%
TOTALS	404	503	24.5%

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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