

Josephine County Residential Statistics as of August 31, 2025

JOSEPHINE CO EXISTING HOMES - June 1, 2025 through August 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	70	84	22	22	\$365,000	\$364,500	\$357,750	-2.0%	-1.9%
Grants Pass (97527)	52	53	36	34	\$400,000	\$377,400	\$380,000	-5.0%	0.7%
Cave Junction	10	5	16	144	\$299,900	\$267,500	\$279,800	-6.7%	4.6%
TOTALS	132	142	24	27	\$375,000	\$359,450	\$370,000	-1.3%	2.9%

JOSEPHINE CO NEW CONSTRUCTION - June 1, 2025 through August 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	6	1	87	N/A	\$432,250	\$492,300	N/A	N/A	N/A
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	7	2	89	N/A	\$399,900	\$495,000	N/A	N/A	N/A

JOSEPHINE CO RURAL HOMES - June 1, 2025 through August 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	67	63	22	23	\$485,000	\$525,000	\$495,000	2.1%	-5.7%
5 - 10 Acres	35	23	41	58	\$600,000	\$685,000	\$565,000	-5.8%	-17.5%
Over 10 Acres	14	19	129	31	\$560,000	\$650,000	\$646,000	15.4%	-0.6%
TOTALS	116	105	35	35	\$539,500	\$580,000	\$520,000	-3.6%	-10.3%

JOSEPHINE CO IN PARK MOBILE HOMES - June 1, 2025 through August 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	2	12		29	\$44,750	N/A	\$48,250	7.8%	N/A
Double Wide	7	24	85	84	\$125,000	\$94,750	\$78,950	-36.8%	-16.7%
TOTALS	9	36	76	58	\$95,000	\$85,000	\$64,700	-31.9%	-23.9%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 08/31/24	Active 08/31/25	Change
Grants Pass (97526)	83	89	7.2%
Grants Pass (97527)	79	84	6.3%
Cave Junction	18	23	27.8%
Rural	244	308	26.2%
TOTALS	424	504	18.9%

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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