

Josephine County Residential Statistics as of October 31, 2025

JOSEPHINE CO EXISTING HOMES - August 1, 2025 through October 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	75	85	52	35	\$368,000	\$350,000	\$360,500	-2.0%	3.0%
Grants Pass (97527)	59	61	40	61	\$395,000	\$375,000	\$387,000	-2.0%	3.2%
Cave Junction	7	10	7	112	\$299,900	\$358,000	\$315,000	5.0%	-12.0%
TOTALS	141	156	40	47	\$374,950	\$359,900	\$370,000	-1.3%	2.8%

JOSEPHINE CO NEW CONSTRUCTION - August 1, 2025 through October 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	5	5	45	76	\$444,450	\$524,600	\$469,900	5.7%	-10.4%
Cave Junction	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	7	7	100	82	\$416,950	\$595,000	\$369,500	-11.4%	-37.9%

JOSEPHINE CO RURAL HOMES - August 1, 2025 through October 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	62	68	55	55	\$461,000	\$532,500	\$505,850	9.7%	-5.0%
5 - 10 Acres	30	26	40	82	\$558,750	\$527,500	\$577,500	3.4%	9.5%
Over 10 Acres	10	18	105	61	\$582,500	\$702,500	\$515,000	-11.6%	-26.7%
TOTALS	102	112	55	58	\$485,000	\$540,000	\$522,500	7.7%	-3.2%

JOSEPHINE CO IN PARK MOBILE HOMES - August 1, 2025 through October 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	3	9	10	73	\$32,500	N/A	\$33,000	1.5%	N/A
Double Wide	12	11	41	119	\$75,000	\$92,375	\$72,700	-3.1%	-21.3%
TOTALS	15	20	30	102	\$68,475	\$75,000	\$56,000	-18.2%	-25.3%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 10/31/24	Active 10/31/25	Change
Grants Pass (97526)	75	84	12.0%
Grants Pass (97527)	75	67	-10.7%
Cave Junction	14	20	42.9%
Rural	213	272	27.7%
TOTALS	377	443	17.5%

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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