

Josephine County Residential Statistics as of November 30, 2025

JOSEPHINE CO EXISTING HOMES - September 1, 2025 through November 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	75	74	41	43	\$367,450	\$365,000	\$369,200	0.5%	1.2%
Grants Pass (97527)	56	58	47	47	\$380,000	\$393,800	\$395,582	4.1%	0.5%
Cave Junction	10	6	19	94	\$267,200	\$300,000	\$332,500	24.4%	10.8%
TOTALS	141	138	40	47	\$374,900	\$365,000	\$380,000	1.4%	4.1%

JOSEPHINE CO NEW CONSTRUCTION - September 1, 2025 through November 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	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)	4	6	54	77	\$459,000	\$567,500	\$469,950	2.4%	-17.2%
Cave Junction	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	7	9	200	96	\$449,000	\$595,000	\$389,900	-13.2%	-34.5%

JOSEPHINE CO RURAL HOMES - September 1, 2025 through November 30, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	64	70	59	65	\$470,450	\$509,000	\$500,850	6.5%	-1.6%
5 - 10 Acres	34	31	52	99	\$516,330	\$517,500	\$525,000	1.7%	1.4%
Over 10 Acres	9	16	30	35	\$535,000	\$675,000	\$605,000	13.1%	-10.4%
TOTALS	107	117	58	66	\$480,000	\$525,000	\$525,000	9.4%	0.0%

JOSEPHINE CO IN PARK MOBILE HOMES - September 1, 2025 through November 30, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	4	9	9	88	\$45,000	\$48,559	\$33,000	-26.7%	-32.0%
Double Wide	16	15	96	39	\$74,500	\$91,500	\$83,000	11.4%	-9.3%
TOTALS	20	24	73	81	\$62,000	\$83,750	\$63,750	2.8%	-23.9%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 11/30/24	Active 11/30/25	Change
Grants Pass (97526)	74	68	-8.1%
Grants Pass (97527)	75	64	-14.7%
Cave Junction	13	21	61.5%
Rural	202	254	25.7%
TOTALS	364	407	11.8%

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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