

Josephine County Residential Statistics as of December 31, 2025

JOSEPHINE CO EXISTING HOMES - October 1, 2025 through December 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	65	77	36	51	\$355,000	\$350,000	\$354,000	-0.3%	1.1%
Grants Pass (97527)	47	55	43	50	\$380,000	\$389,000	\$375,000	-1.3%	-3.6%
Cave Junction	13	6	41	74	\$284,750	\$300,000	\$287,250	0.9%	-4.3%
TOTALS	125	138	39	52	\$369,000	\$365,000	\$366,000	-0.8%	0.3%

JOSEPHINE CO NEW CONSTRUCTION - October 1, 2025 through December 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	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)	4	1	34	N/A	N/A	\$567,500	N/A	N/A	N/A
Cave Junction	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	5	2	169	N/A	N/A	\$535,000	N/A	N/A	N/A

JOSEPHINE CO RURAL HOMES - October 1, 2025 through December 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	56	64	58	78	\$453,000	\$506,500	\$483,480	6.7%	-4.5%
5 - 10 Acres	31	33	56	84	\$460,000	\$460,000	\$495,000	7.6%	7.6%
Over 10 Acres	8	15	167	47	\$635,000	\$675,000	\$650,000	2.4%	-3.7%
TOTALS	95	112	58	78	\$460,000	\$510,000	\$495,000	7.6%	-2.9%

JOSEPHINE CO IN PARK MOBILE HOMES - October 1, 2025 through December 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	5	8	98	80	\$48,500	\$48,000	\$28,000	-42.3%	-41.7%
Double Wide	16	14	120	38	\$102,900	\$94,000	\$63,263	-38.5%	-32.7%
TOTALS	21	22	119	56	\$73,725	\$80,000	\$49,000	-33.5%	-38.8%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 12/31/24	Active 12/31/25	Change
Grants Pass (97526)	72	63	-12.5%
Grants Pass (97527)	72	48	-33.3%
Cave Junction	12	18	50.0%
Rural	188	202	7.4%
TOTALS	344	331	-3.8%

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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