

# Josephine County Residential Statistics as of January 31, 2026

JOSEPHINE CO EXISTING HOMES - November 1, 2025 through January 31, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Grants Pass (97526)	60	66	38	52	\$347,500	\$349,950	\$341,250	-1.8%	-2.5%
Grants Pass (97527)	41	48	50	58	\$380,313	\$378,000	\$374,950	-1.4%	-0.8%
Cave Junction	14	4	56	43	\$284,750	\$300,000	\$287,250	0.9%	-4.3%
<b>TOTALS</b>	<b>115</b>	<b>118</b>	<b>43</b>	<b>53</b>	<b>\$360,000</b>	<b>\$357,500</b>	<b>\$358,750</b>	<b>-0.3%</b>	<b>0.3%</b>

JOSEPHINE CO NEW CONSTRUCTION - November 1, 2025 through January 31, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	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)	5	1	35	N/A	\$445,000	\$535,000	N/A	N/A	N/A
Cave Junction	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>TOTALS</b>	<b>6</b>	<b>2</b>	<b>148</b>	<b>N/A</b>	<b>\$445,000</b>	<b>\$508,750</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

JOSEPHINE CO RURAL HOMES - November 1, 2025 through January 31, 2026									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Under 5 Acres	47	49	48	57	\$455,500	\$510,000	\$489,000	7.4%	-4.1%
5 - 10 Acres	24	33	36	110	\$460,000	\$522,500	\$475,000	3.3%	-9.1%
Over 10 Acres	9	10	46	42	\$610,000	\$470,000	\$665,000	9.0%	41.5%
<b>TOTALS</b>	<b>80</b>	<b>92</b>	<b>46</b>	<b>72</b>	<b>\$470,000</b>	<b>\$510,000</b>	<b>\$493,000</b>	<b>4.9%</b>	<b>-3.3%</b>

JOSEPHINE CO IN PARK MOBILE HOMES - November 1, 2025 through January 31, 2026									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Single Wide	5	3	81	36	N/A	\$44,000	N/A	N/A	N/A
Double Wide	15	12	121	48	\$110,000	\$93,000	\$74,763	-32.0%	-19.6%
<b>TOTALS</b>	<b>20</b>	<b>15</b>	<b>116</b>	<b>39</b>	<b>\$102,900</b>	<b>\$74,000</b>	<b>\$66,525</b>	<b>-35.3%</b>	<b>-10.1%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 01/31/25	Active 01/31/26	Change
Grants Pass (97526)	69	59	-14.5%
Grants Pass (97527)	67	43	-35.8%
Cave Junction	11	18	63.6%
Rural	181	218	20.4%
<b>TOTALS</b>	<b>328</b>	<b>338</b>	<b>3.0%</b>

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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