

Josephine County Residential Statistics 2025

JOSEPHINE CO EXISTING HOMES - January 1, 2025 through December 31, 2025

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 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)	260	290	29	39	\$325,000	\$359,950	\$354,500	9.1%	-1.5%
Grants Pass (97527)	206	202	34	46	\$366,000	\$379,500	\$386,000	5.5%	1.7%
Cave Junction	38	29	30	81	\$277,500	\$280,000	\$285,000	2.7%	1.8%
TOTALS	504	521	30	43	\$345,000	\$365,000	\$368,000	6.7%	0.8%

JOSEPHINE CO NEW CONSTRUCTION - January 1, 2025 through December 31, 2025

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 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)	3	2	192	N/A	\$352,189	N/A	N/A	N/A	N/A
Grants Pass (97527)	19	16	95	68	\$380,000	\$449,900	\$483,750	27.3%	7.5%
Cave Junction	2	3	N/A	138	\$339,759	N/A	N/A	N/A	N/A
TOTALS	24	21	141	76	\$359,000	\$454,950	\$474,000	32.0%	4.2%

JOSEPHINE CO RURAL HOMES - January 1, 2025 through December 31, 2025

ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 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	231	235	36	50	\$450,000	\$505,000	\$494,000	9.8%	-2.2%
5 - 10 Acres	122	103	50	68	\$547,500	\$560,000	\$555,000	1.4%	-0.9%
Over 10 Acres	46	53	116	42	\$600,000	\$584,500	\$600,000	0.0%	2.7%
TOTALS	399	391	46	50	\$492,000	\$531,750	\$518,750	5.4%	-2.4%

JOSEPHINE CO IN PARK MOBILE HOMES - January 1, 2025 through December 31, 2025

STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 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	17	33	34	72	\$42,000	\$53,117	\$38,700	-7.9%	-27.1%
Double Wide	43	66	85	83	\$89,500	\$95,000	\$85,000	-5.0%	-10.5%
TOTALS	60	99	75	78	\$78,250	\$87,750	\$66,525	-15.0%	-24.2%



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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