

Josephine County Residential Statistics as of February 28, 2026

JOSEPHINE CO EXISTING HOMES - December 1, 2025 through February 28, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Grants Pass (97526)	45	59	36	51	\$330,000	\$345,000	\$344,000	4.2%	-0.3%
Grants Pass (97527)	33	39	55	65	\$380,625	\$379,000	\$371,900	-2.3%	-1.9%
Cave Junction	10	4	75	43	\$267,100	\$300,000	\$287,250	7.5%	-4.3%
TOTALS	88	102	43	55	\$356,250	\$358,750	\$356,250	0.0%	-0.7%

JOSEPHINE CO NEW CONSTRUCTION - December 1, 2025 through February 28, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	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)	6	2	81	N/A	\$445,000	\$482,475	N/A	N/A	N/A
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	6	2	81	N/A	\$445,000	\$482,475	N/A	N/A	N/A

JOSEPHINE CO RURAL HOMES - December 1, 2025 through February 28, 2026									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Under 5 Acres	41	47	56	72	\$437,500	\$527,000	\$475,000	8.6%	-9.9%
5 - 10 Acres	18	28	37	103	\$595,000	\$570,000	\$406,000	-31.8%	-28.8%
Over 10 Acres	9	7	46	100	\$610,000	\$580,000	\$539,000	-11.6%	-7.1%
TOTALS	68	82	48	82	\$487,500	\$550,000	\$463,500	-4.9%	-15.7%

JOSEPHINE CO IN PARK MOBILE HOMES - December 1, 2025 through February 28, 2026									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Single Wide	6	2	90		N/A	\$33,000	N/A	N/A	N/A
Double Wide	16	14	95	55	\$108,000	\$105,450	\$82,500	-23.6%	-21.8%
TOTALS	22	16	95	55	\$108,000	\$64,500	\$77,500	-28.2%	20.2%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 02/28/25	Active 02/28/26	Change
Grants Pass (97526)	57	56	-1.8%
Grants Pass (97527)	73	45	-38.4%
Cave Junction	12	20	66.7%
Rural	172	215	25.0%
TOTALS	314	336	7.0%

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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