

Josephine County Residential Statistics as of March 31, 2026

JOSEPHINE CO EXISTING HOMES - January 1, 2026 through March 31, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Grants Pass (97526)	56	64	59	32	\$335,500	\$348,500	\$343,500	2.4%	-1.4%
Grants Pass (97527)	30	36	76	38	\$370,000	\$397,000	\$372,000	0.5%	-6.3%
Cave Junction	9	2	78	N/A	\$252,100	\$305,000	N/A	N/A	N/A
TOTALS	95	102	62	34	\$355,000	\$360,000	\$354,500	-0.1%	-1.5%

JOSEPHINE CO NEW CONSTRUCTION - January 1, 2026 through March 31, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 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	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	5	4	88	86	\$432,500	\$482,500	\$497,500	15.0%	3.1%
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	5	6	88	86	\$432,500	\$482,500	\$497,500	15.0%	3.1%

JOSEPHINE CO RURAL HOMES - January 1, 2026 through March 31, 2026									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Under 5 Acres	41	48	69	75	\$465,000	\$527,000	\$502,000	8.0%	-4.7%
5 - 10 Acres	18	25	29	150	\$617,500	\$691,750	\$464,000	-24.9%	-32.9%
Over 10 Acres	8	8	71	104	\$460,000	\$580,000	\$534,500	16.2%	-7.8%
TOTALS	67	81	63	98	\$480,000	\$580,000	\$525,000	9.4%	-9.5%

JOSEPHINE CO IN PARK MOBILE HOMES - January 1, 2026 through March 31, 2026									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Single Wide	6	0	112	N/A	\$61,100	\$35,750	N/A	N/A	N/A
Double Wide	16	16	84	55	\$106,000	\$115,500	\$92,700	-12.5%	-19.7%
TOTALS	22	16	84	55	\$90,000	\$78,500	\$92,700	3.0%	18.1%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 03/31/25	Active 03/31/26	Change
Grants Pass (97526)	67	66	-1.5%
Grants Pass (97527)	64	48	-25.0%
Cave Junction	12	23	91.7%
Rural	203	254	25.1%
TOTALS	346	391	13.0%

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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