

Josephine County Residential Statistics as of April 30, 2026

JOSEPHINE CO EXISTING HOMES - February 1, 2026 through April 30, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Grants Pass (97526)	61	66	61	32	\$360,000	\$339,000	\$345,000	-4.2%	1.8%
Grants Pass (97527)	43	38	60	23	\$377,500	\$410,000	\$387,500	2.6%	-5.5%
Cave Junction	6	6	52	150	\$234,200	\$289,000	\$275,000	17.4%	-4.8%
TOTALS	110	110	61	32	\$365,000	\$364,050	\$364,000	-0.3%	0.0%

JOSEPHINE CO NEW CONSTRUCTION - February 1, 2026 through April 30, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	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)	7	5	84	132	N/A	\$485,000	\$510,000	N/A	5.2%
Cave Junction	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	8	7	85	119	N/A	\$482,500	\$510,000	N/A	5.7%

JOSEPHINE CO RURAL HOMES - February 1, 2026 through April 30, 2026									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Under 5 Acres	50	52	76	57	\$481,250	\$513,170	\$465,750	-3.2%	-9.2%
5 - 10 Acres	22	30	34	104	\$640,000	\$635,750	\$542,500	-15.2%	-14.7%
Over 10 Acres	8	11	64	108	\$609,500	\$659,500	\$539,000	-11.6%	-18.3%
TOTALS	80	93	68	73	\$525,000	\$557,500	\$479,000	-8.8%	-14.1%

JOSEPHINE CO IN PARK MOBILE HOMES - February 1, 2026 through April 30, 2026									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Single Wide	5	3	143	76	\$55,000	\$37,500	N/A	N/A	N/A
Double Wide	21	18	78	61	\$108,000	\$111,000	\$90,000	-16.7%	-18.9%
TOTALS	26	21	81	69	\$89,000	\$102,000	\$85,000	-4.5%	-16.7%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 04/30/25	Active 04/30/26	Change
Grants Pass (97526)	75	70	-6.7%
Grants Pass (97527)	74	72	-2.7%
Cave Junction	14	23	64.3%
Rural	232	272	17.2%
TOTALS	395	437	10.6%

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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