

Josephine County

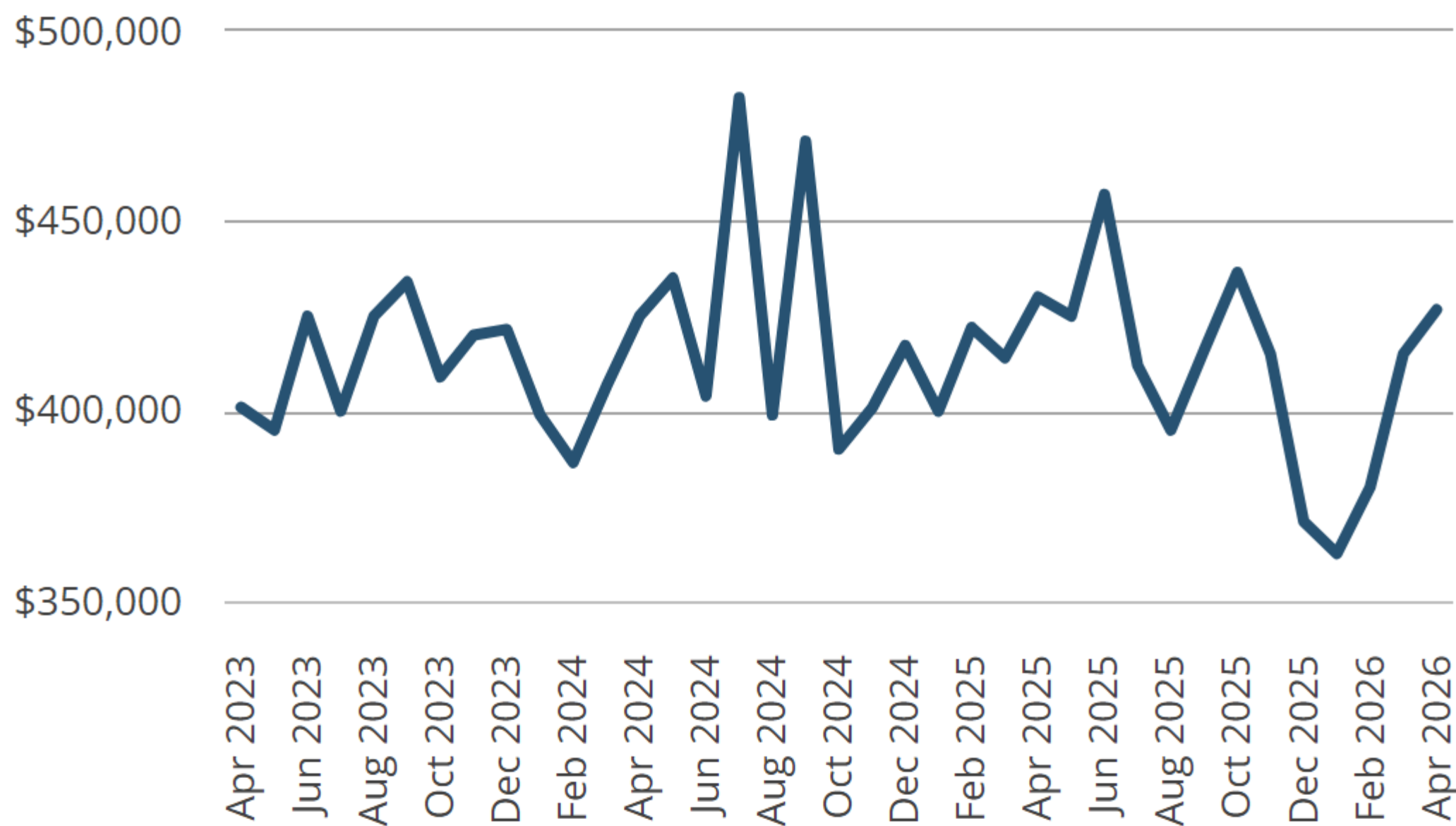


April 2026

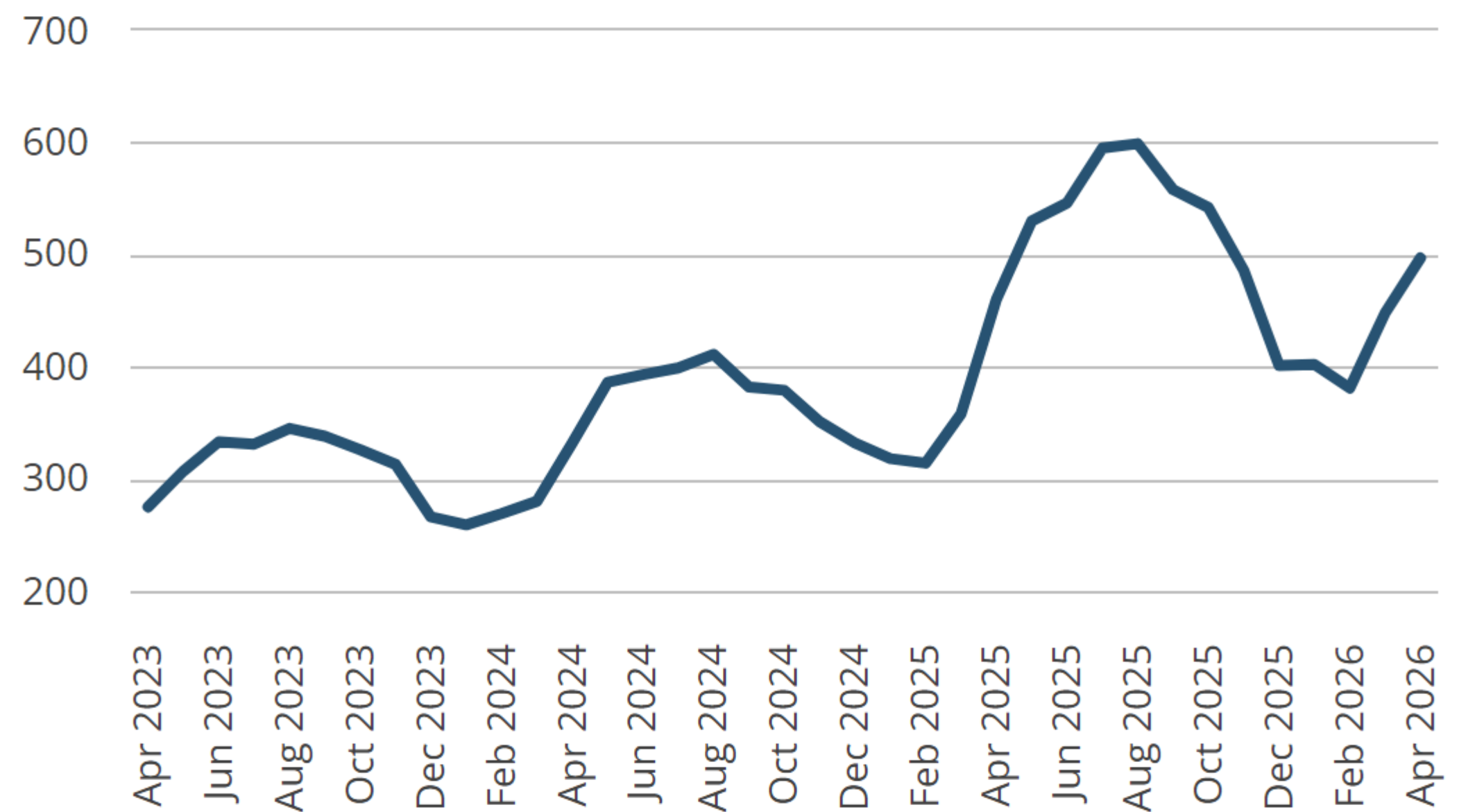
Single Family Residence

	Apr 2026	Apr 2025	YoY	Mar 2026	MoM	2026	2025	YTD
Median Sales Price	\$425,375	\$430,000	▼ -1.1%	\$415,000	▲ 2.5%	\$405,000	\$420,000	▼ -3.6%
New Construction Sales Price	\$761,875	\$485,000	▲ 57.1%	\$524,950	▲ 45.1%	\$510,000	\$483,750	▲ 5.4%
Closed Sales	62	70	▼ -11.4%	85	▼ -27.1%	251	237	▲ 5.9%
New Listings	142	138	▲ 2.9%	167	▼ -15.0%	499	441	▲ 13.2%
Pending Sales	85	70	▲ 21.4%	86	▼ -1.2%	314	272	▲ 15.4%
Median Days on Market	24	31	▼ -22.6%	17	▲ 41.2%	36	37	▼ -1.4%
Price per Square Foot	\$251	\$254	▼ -1.2%	\$267	▼ -6.0%	\$260	\$258	▲ 0.6%
% of List Price Received	97.6%	96.5%	▲ 1.1%	98.0%	▼ -0.4%	97.5%	97.5%	▼ 0.0%
Active Inventory	408	400	▲ 2.0%	372	▲ 9.7%	--	--	--
Months Supply of Inventory	6.6	5.7	▲ 15.2%	4.4	▲ 50.4%	--	--	--

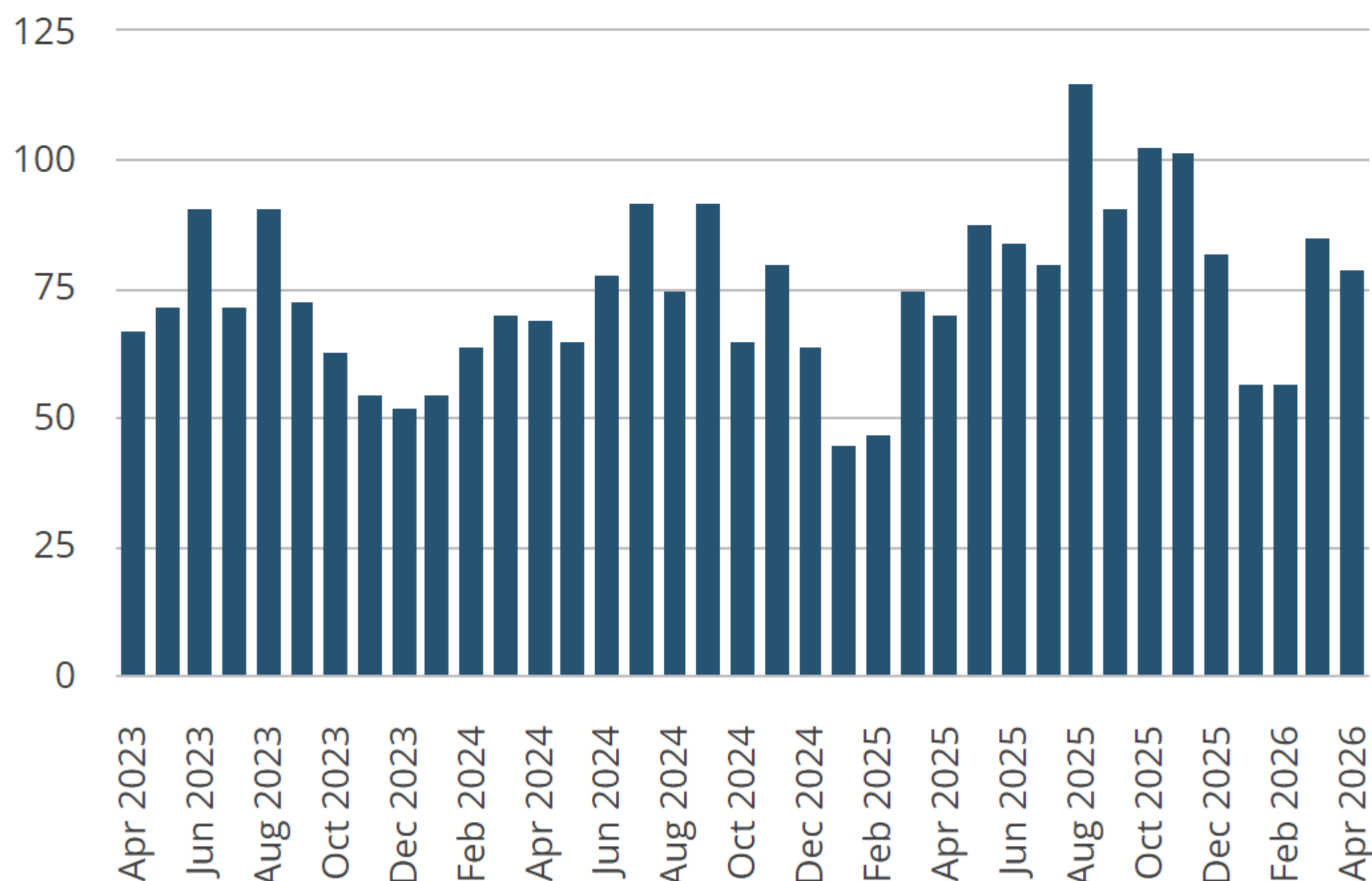
Median Sales Price



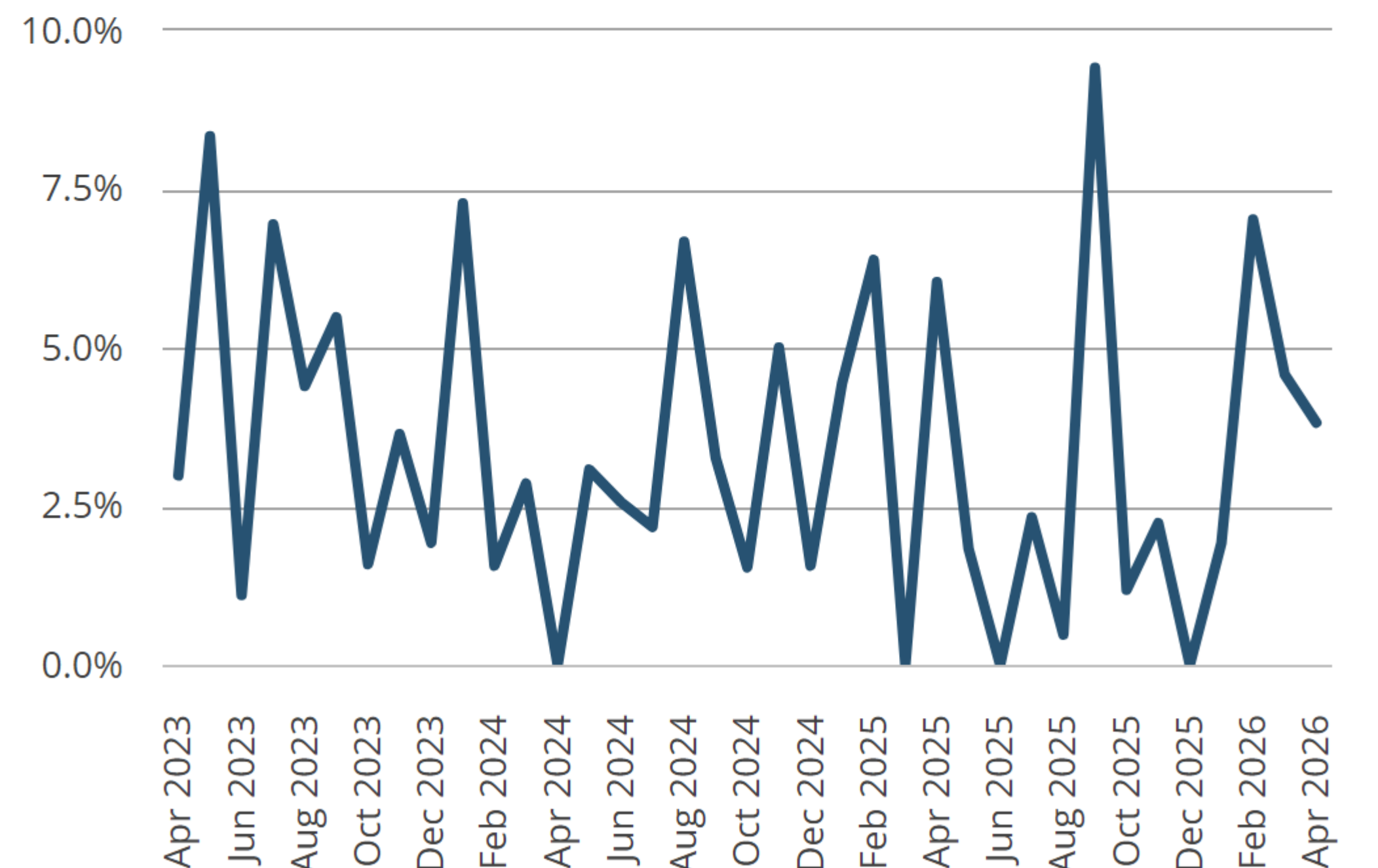
Active Inventory



Number of Closed Sales



Percent New Construction



Cave Junction

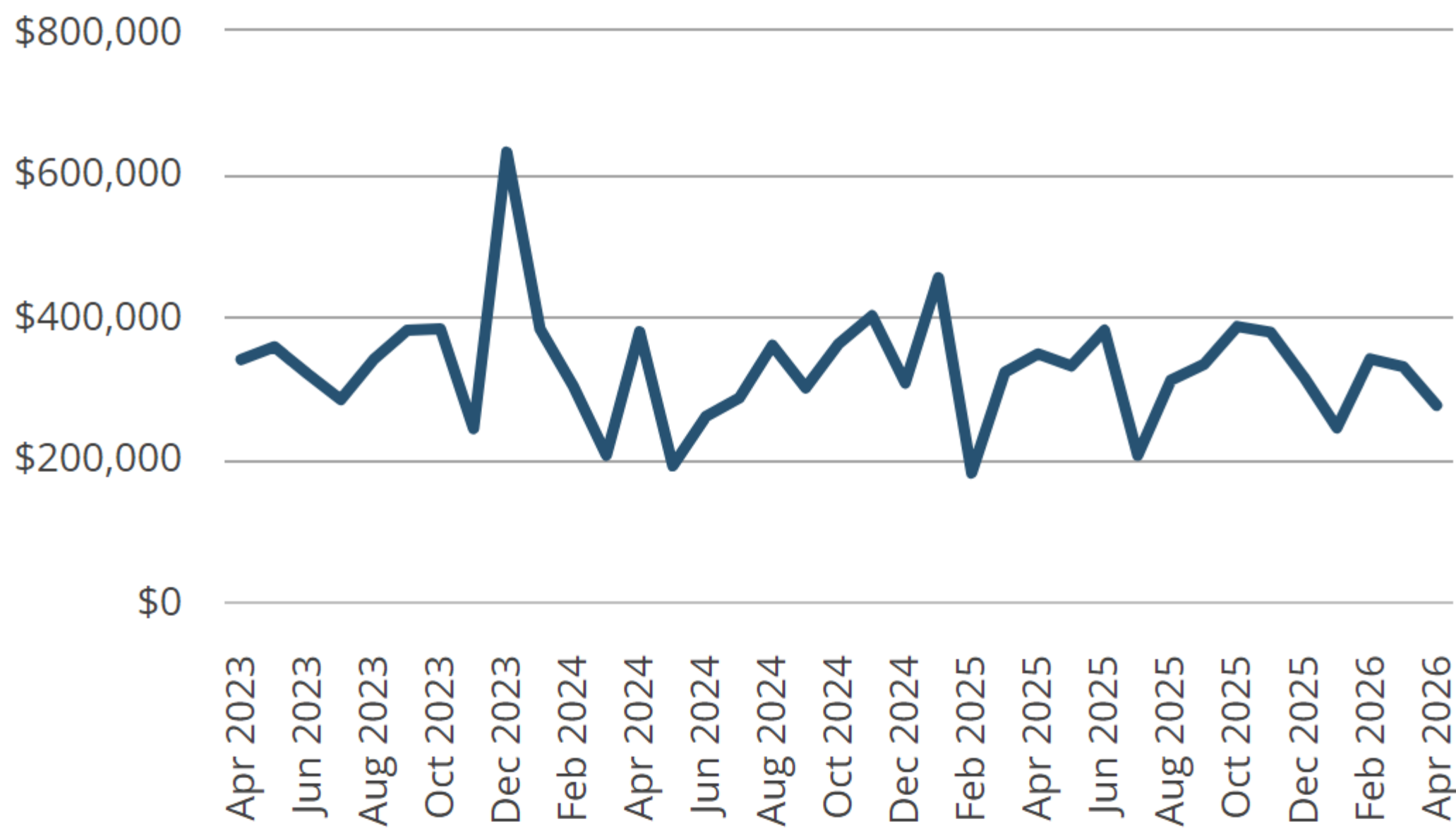


April 2026

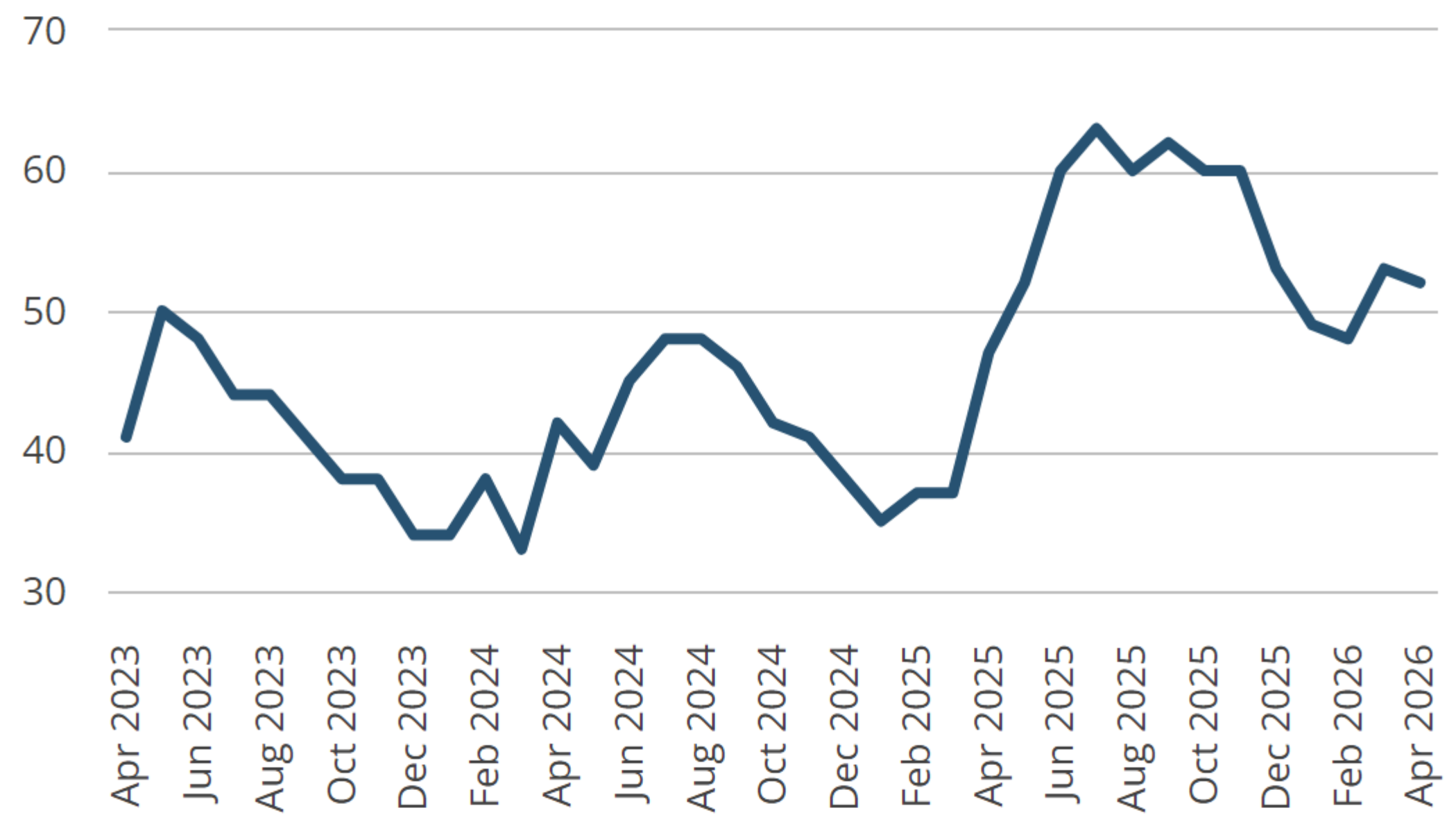
Single Family Residence

	Apr 2026	Apr 2025	YoY	Mar 2026	MoM	2026	2025	YTD
Median Sales Price	\$287,000	\$351,000	▼ -18.2%	\$329,000	▼ -12.8%	\$307,000	\$347,000	▼ -11.5%
New Construction Sales Price		\$355,000	▲		▲		\$355,000	▲
Closed Sales	6	8	▼ -25.0%	5	▲ 20.0%	16	19	▼ -15.8%
New Listings	7	12	▼ -41.7%	15	▼ -53.3%	35	38	▼ -7.9%
Pending Sales	6	3	▲ 100.0%	10	▼ -40.0%	24	19	▲ 26.3%
Median Days on Market	206	54	▲ 281.5%	70	▲ 194.3%	111	49	▲ 128.9%
Price per Square Foot	\$278	\$208	▲ 34.0%	\$240	▲ 15.8%	\$218	\$228	▼ -4.4%
% of List Price Received	94.6%	94.4%	▲ 0.2%	96.1%	▼ -1.6%	93.7%	96.9%	▼ -3.2%
Active Inventory	43	46	▼ -6.5%	45	▼ -4.4%	--	--	--
Months Supply of Inventory	7.2	5.7	▲ 24.6%	9.0	▼ -20.3%	--	--	--

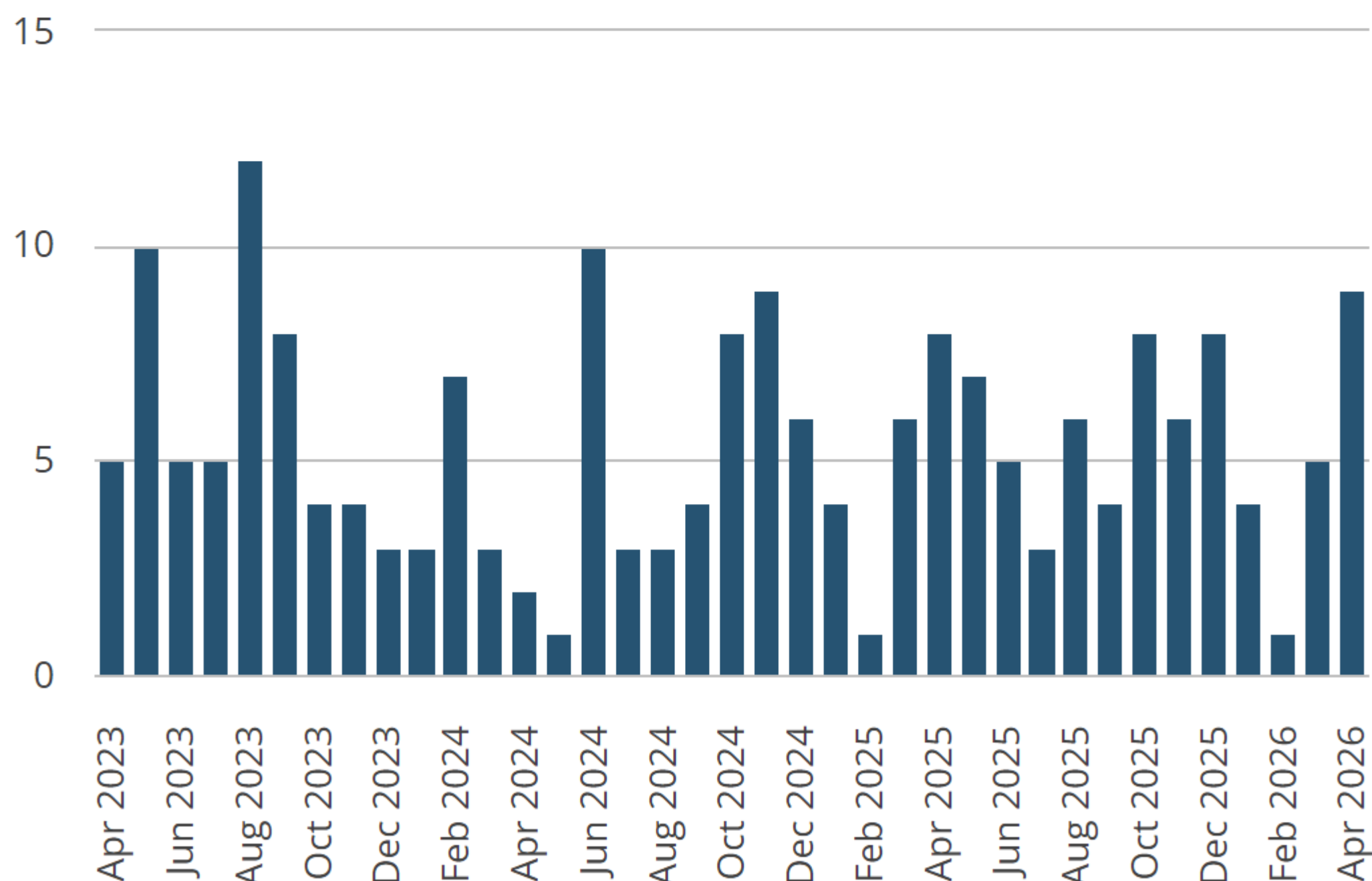
Median Sales Price



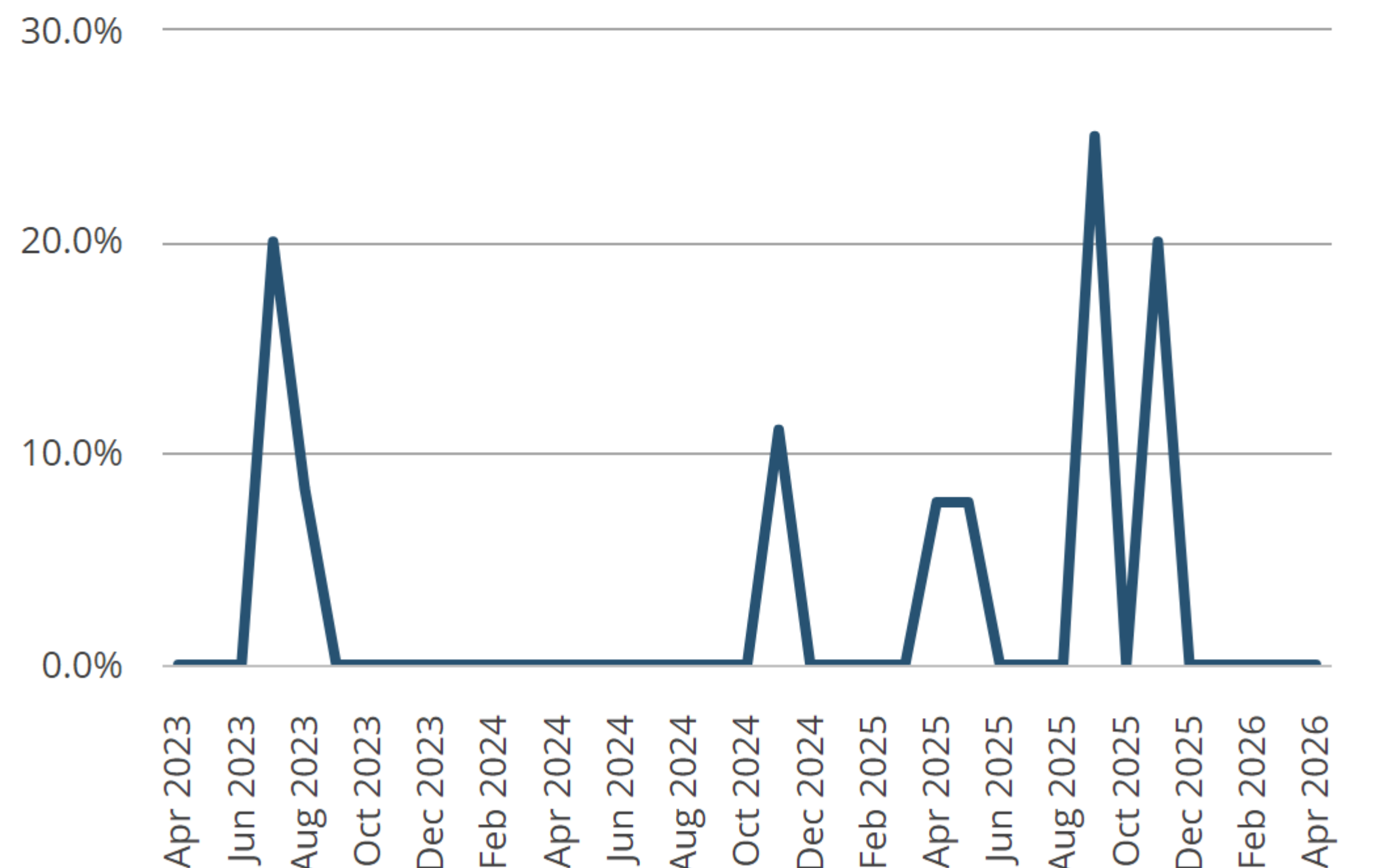
Active Inventory



Number of Closed Sales



Percent New Construction



Grants Pass

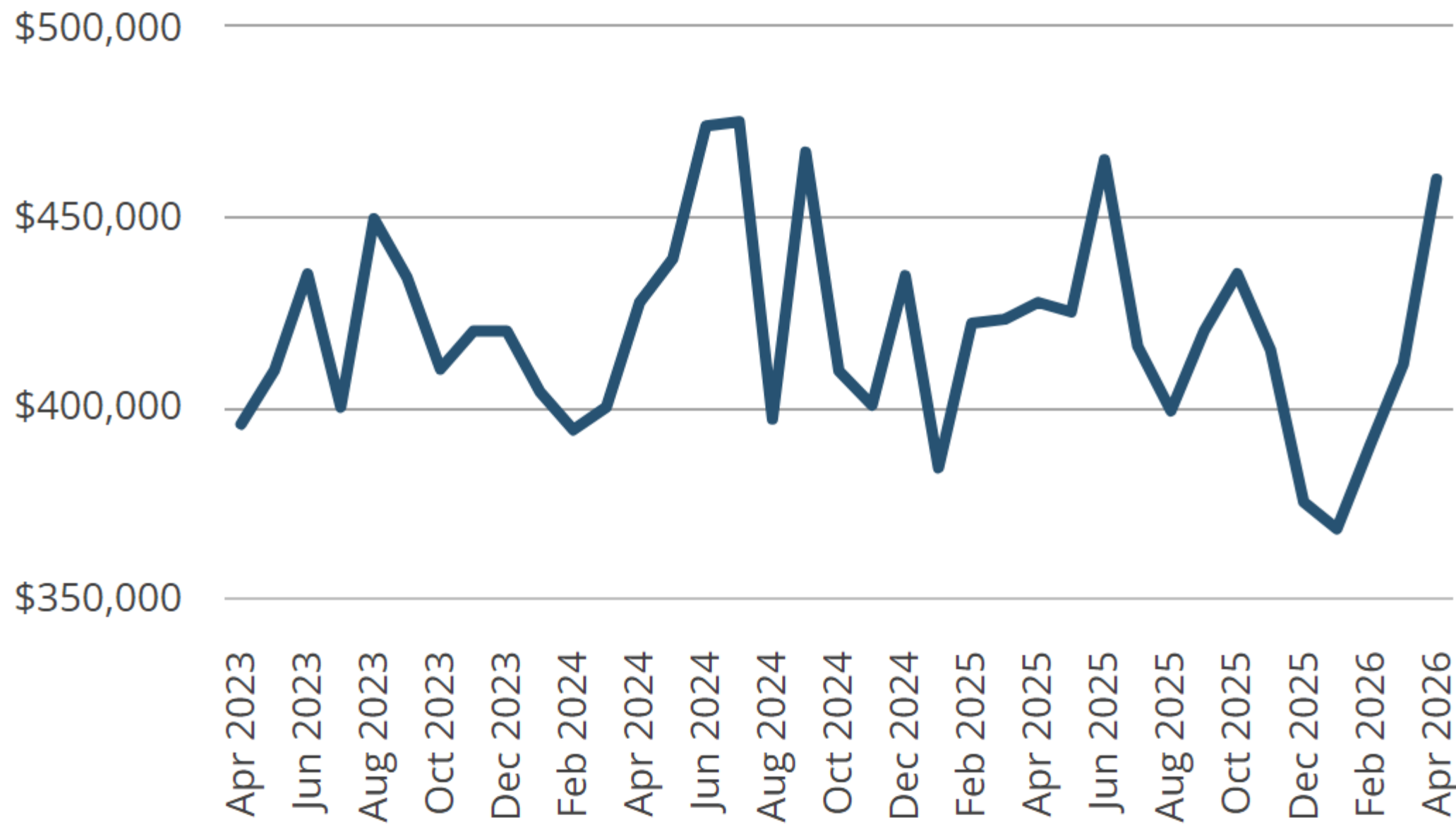


April 2026

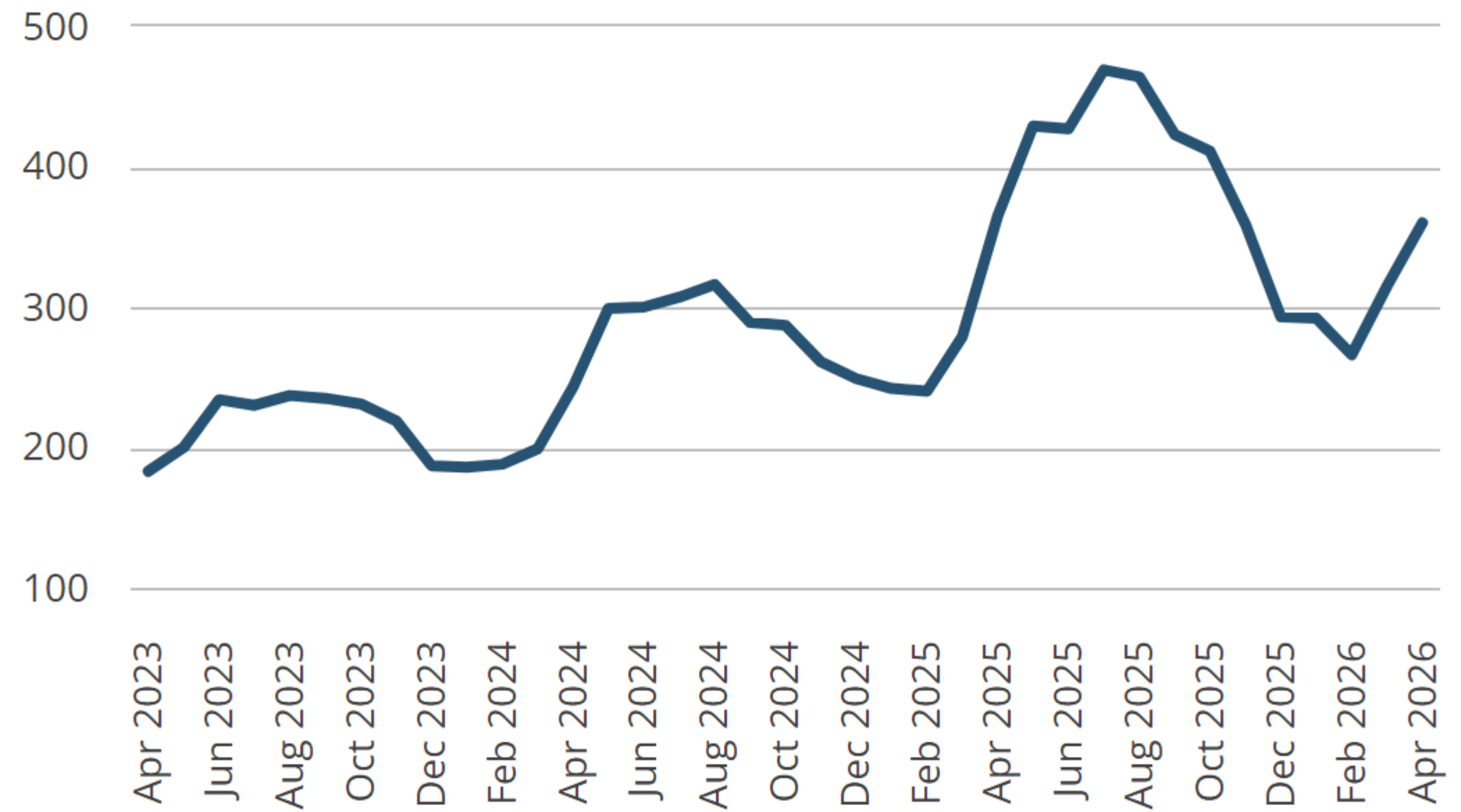
Single Family Residence

	Apr 2026	Apr 2025	YoY	Mar 2026	MoM	2026	2025	YTD
Median Sales Price	\$459,900	\$427,500	⬆️ 7.6%	\$412,500	⬆️ 11.5%	\$417,250	\$422,000	⬆️ -1.1%
New Construction Sales Price	\$761,875	\$500,000	⬆️ 52.4%	\$524,950	⬆️ 45.1%	\$539,900	\$485,000	⬆️ 11.3%
Closed Sales	55	58	⬆️ -5.2%	75	⬆️ -26.7%	217	199	⬆️ 9.0%
New Listings	122	117	⬆️ 4.3%	131	⬆️ -6.9%	403	367	⬆️ 9.8%
Pending Sales	72	61	⬆️ 18.0%	71	⬆️ 1.4%	269	228	⬆️ 18.0%
Median Days on Market	21	29	⬆️ -26.3%	13	⬆️ 68.0%	31	33	⬆️ -6.1%
Price per Square Foot	\$260	\$256	⬆️ 1.6%	\$269	⬆️ -3.3%	\$264	\$259	⬆️ 1.9%
% of List Price Received	98.1%	97.3%	⬆️ 0.9%	98.3%	⬆️ -0.2%	97.9%	98.1%	⬆️ -0.2%
Active Inventory	288	315	⬆️ -8.6%	253	⬆️ 13.8%	--	--	--
Months Supply of Inventory	5.2	5.4	⬆️ -3.6%	3.4	⬆️ 55.2%	--	--	--

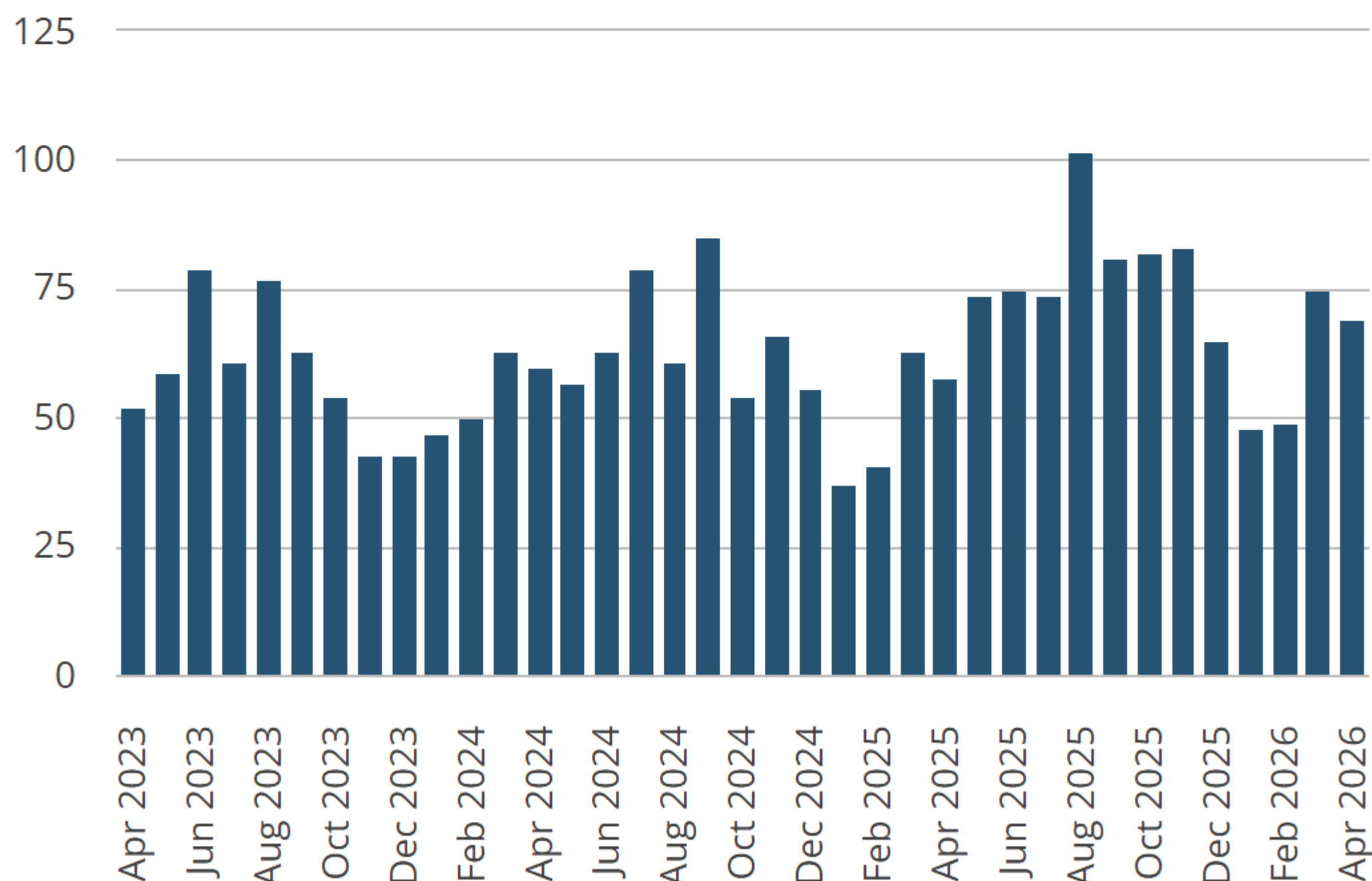
Median Sales Price



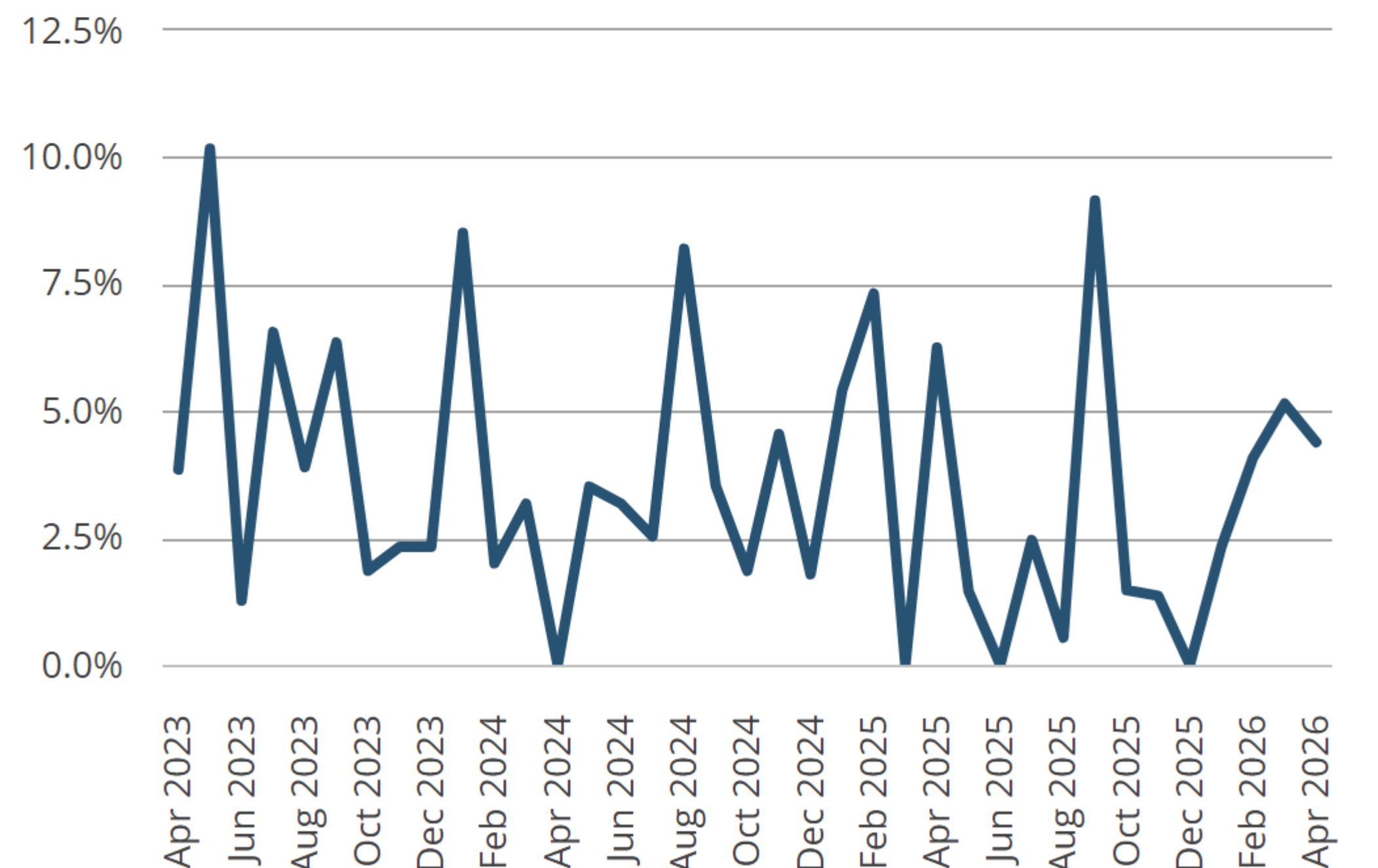
Active Inventory



Number of Closed Sales



Percent New Construction

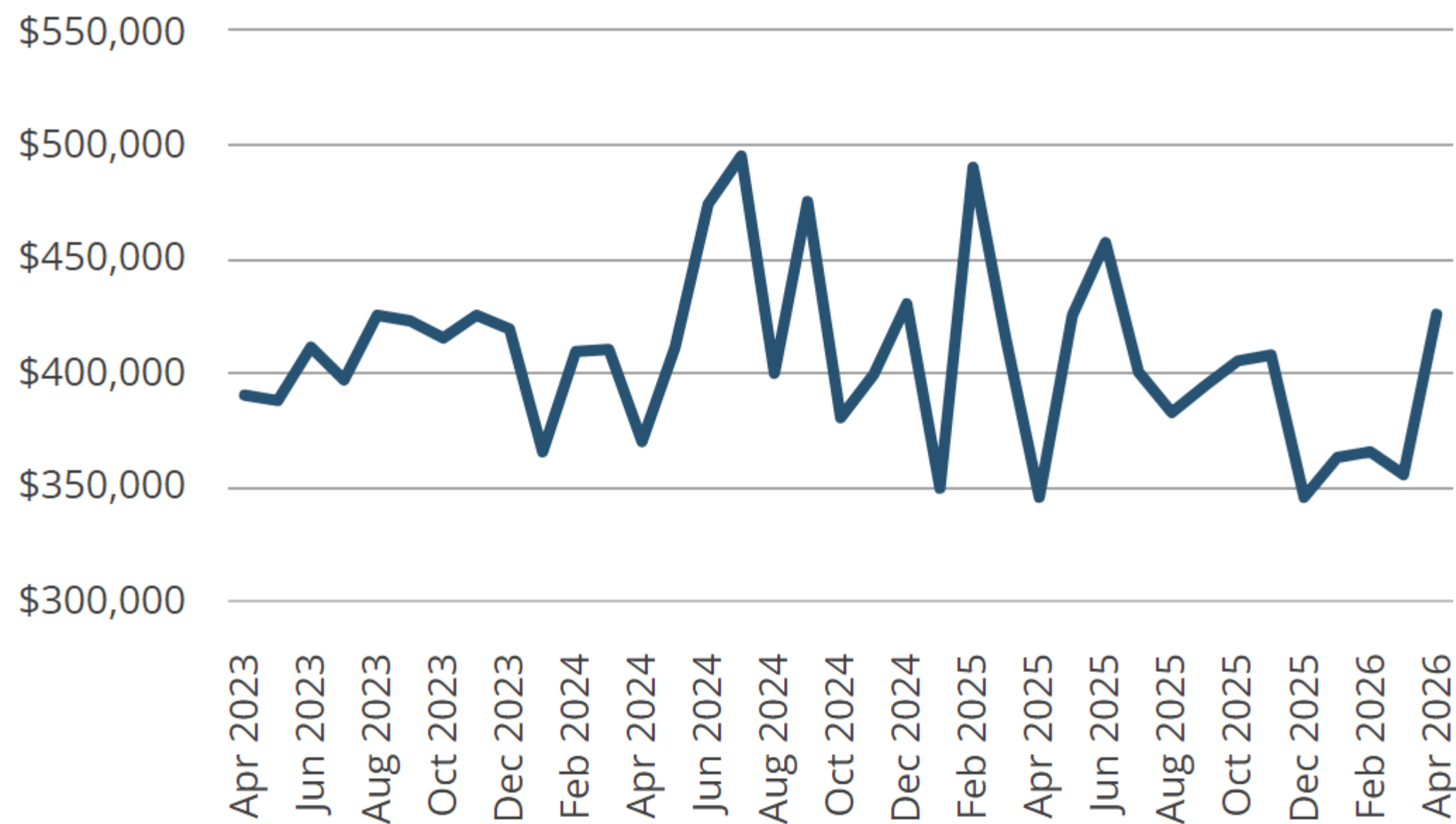


April 2026

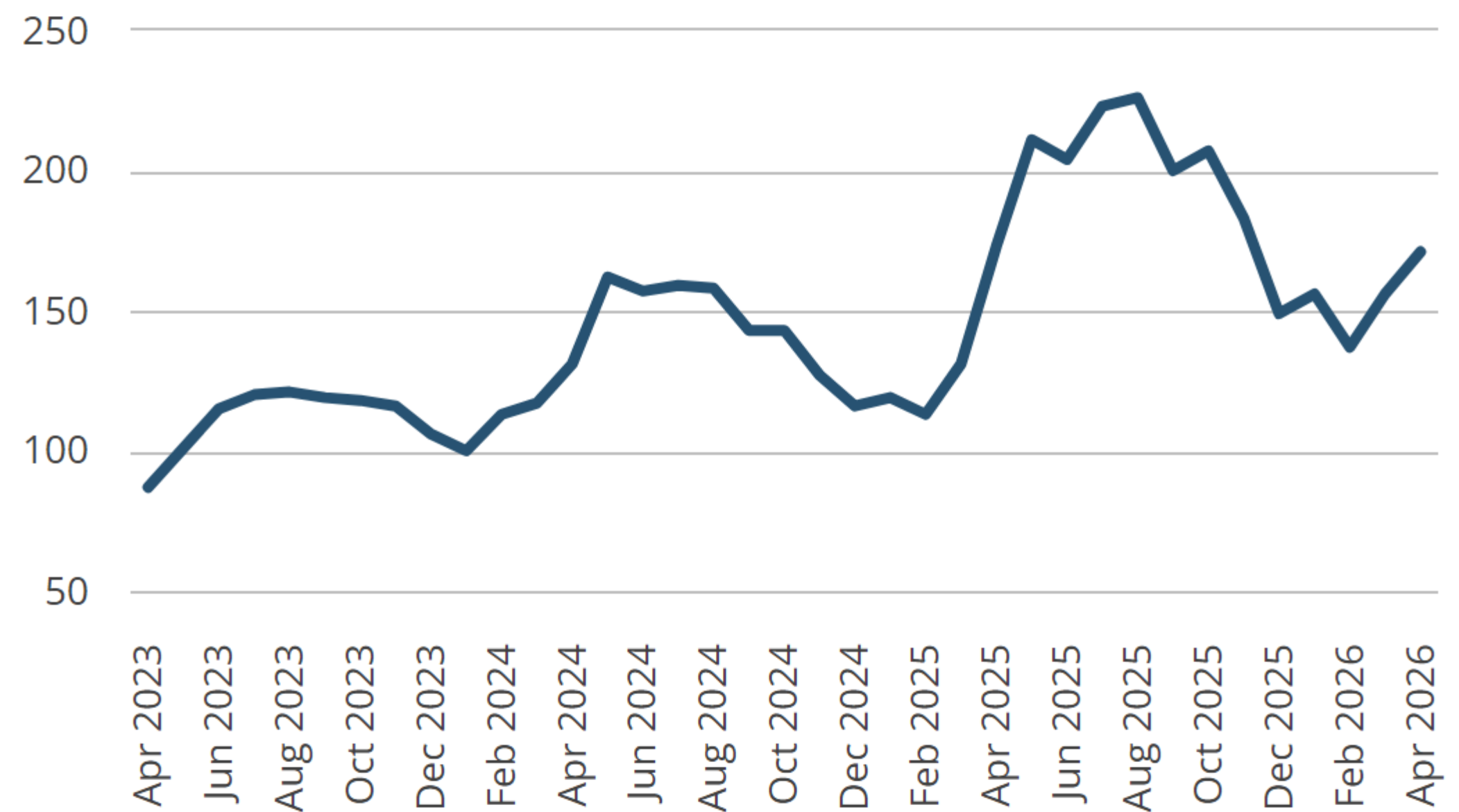
Single Family Residence

	Apr 2026	Apr 2025	YoY	Mar 2026	MoM	2026	2025	YTD
Median Sales Price	\$425,375	\$343,500	⬆️ 23.8%	\$362,450	⬆️ 17.4%	\$387,000	\$365,000	⬆️ 6.0%
New Construction Sales Price			⬆️	\$514,950	⬆️	\$514,950		⬆️
Closed Sales	26	28	⬆️ -7.1%	44	⬆️ -40.9%	117	105	⬆️ 11.4%
New Listings	48	59	⬆️ -18.6%	62	⬆️ -22.6%	185	184	⬆️ 0.5%
Pending Sales	36	33	⬆️ 9.1%	36	⬆️ 0.0%	142	124	⬆️ 14.5%
Median Days on Market	40	27	⬆️ 46.3%	25	⬆️ 58.0%	40	37	⬆️ 8.1%
Price per Square Foot	\$255	\$248	⬆️ 2.6%	\$266	⬆️ -4.1%	\$258	\$252	⬆️ 2.4%
% of List Price Received	97.7%	97.9%	⬆️ -0.2%	98.1%	⬆️ -0.4%	97.8%	98.2%	⬆️ -0.4%
Active Inventory	133	143	⬆️ -7.0%	129	⬆️ 3.1%	--	--	--
Months Supply of Inventory	5.1	5.1	⬆️ 0.2%	2.9	⬆️ 74.5%	--	--	--

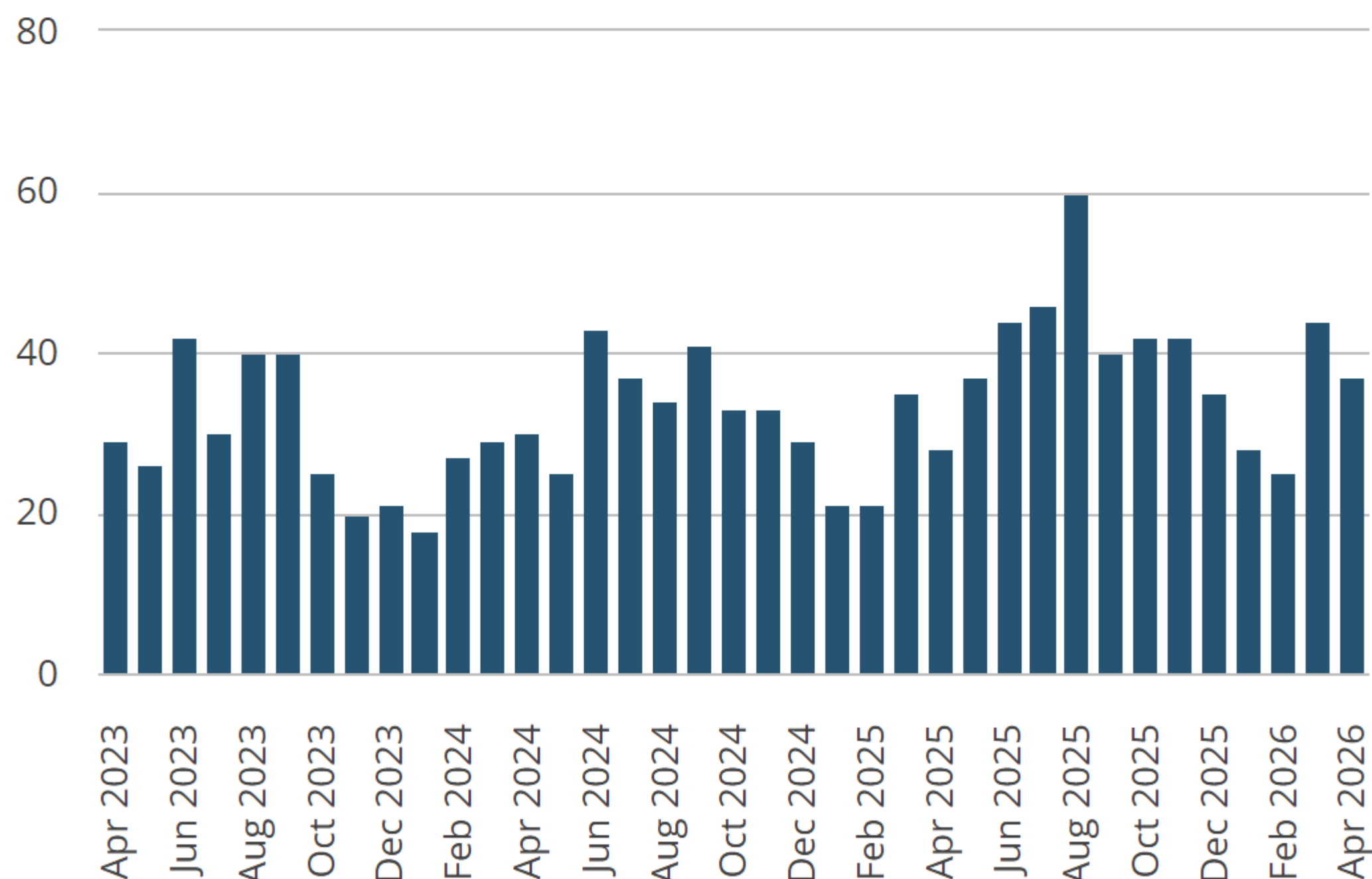
Median Sales Price



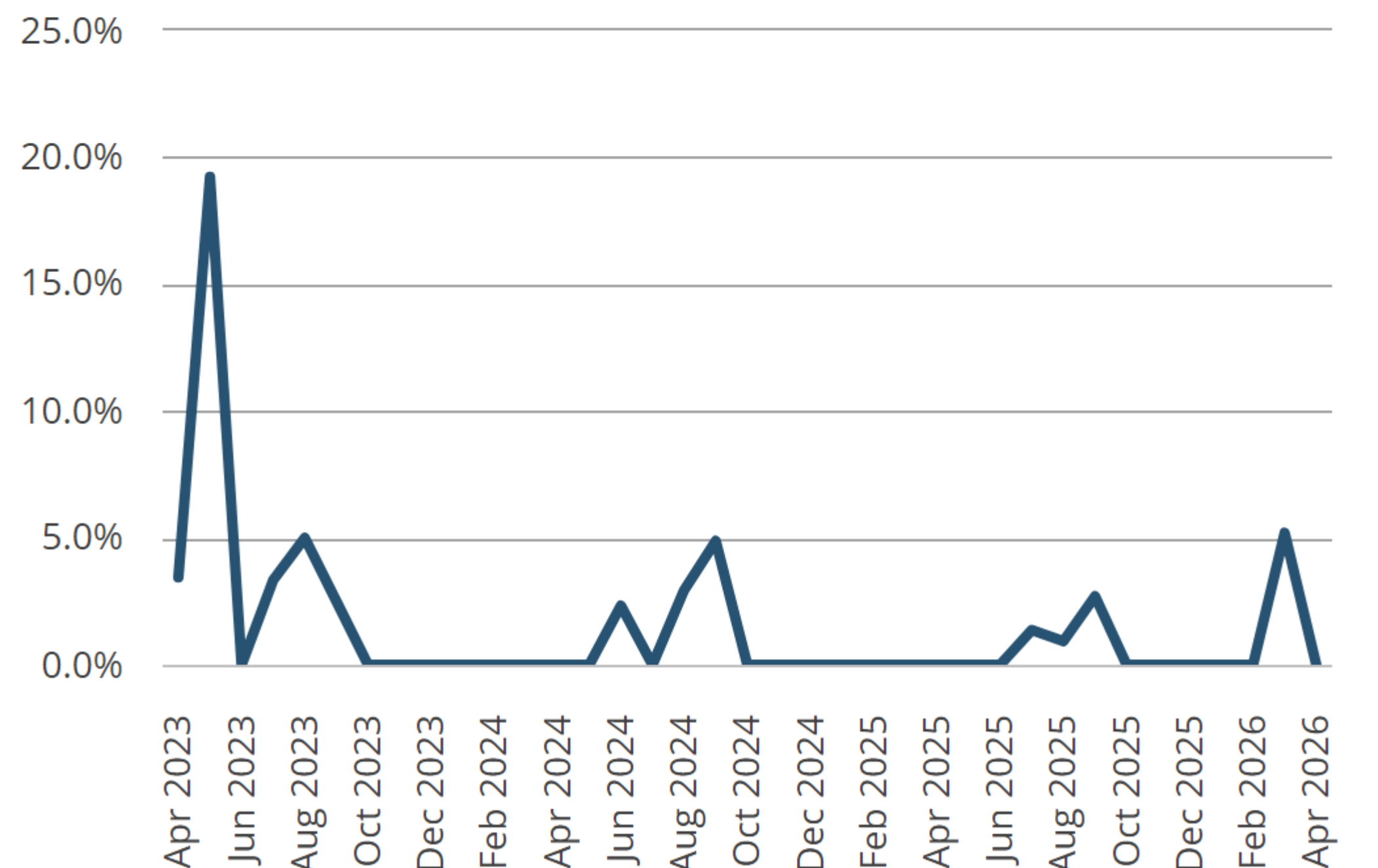
Active Inventory



Number of Closed Sales



Percent New Construction

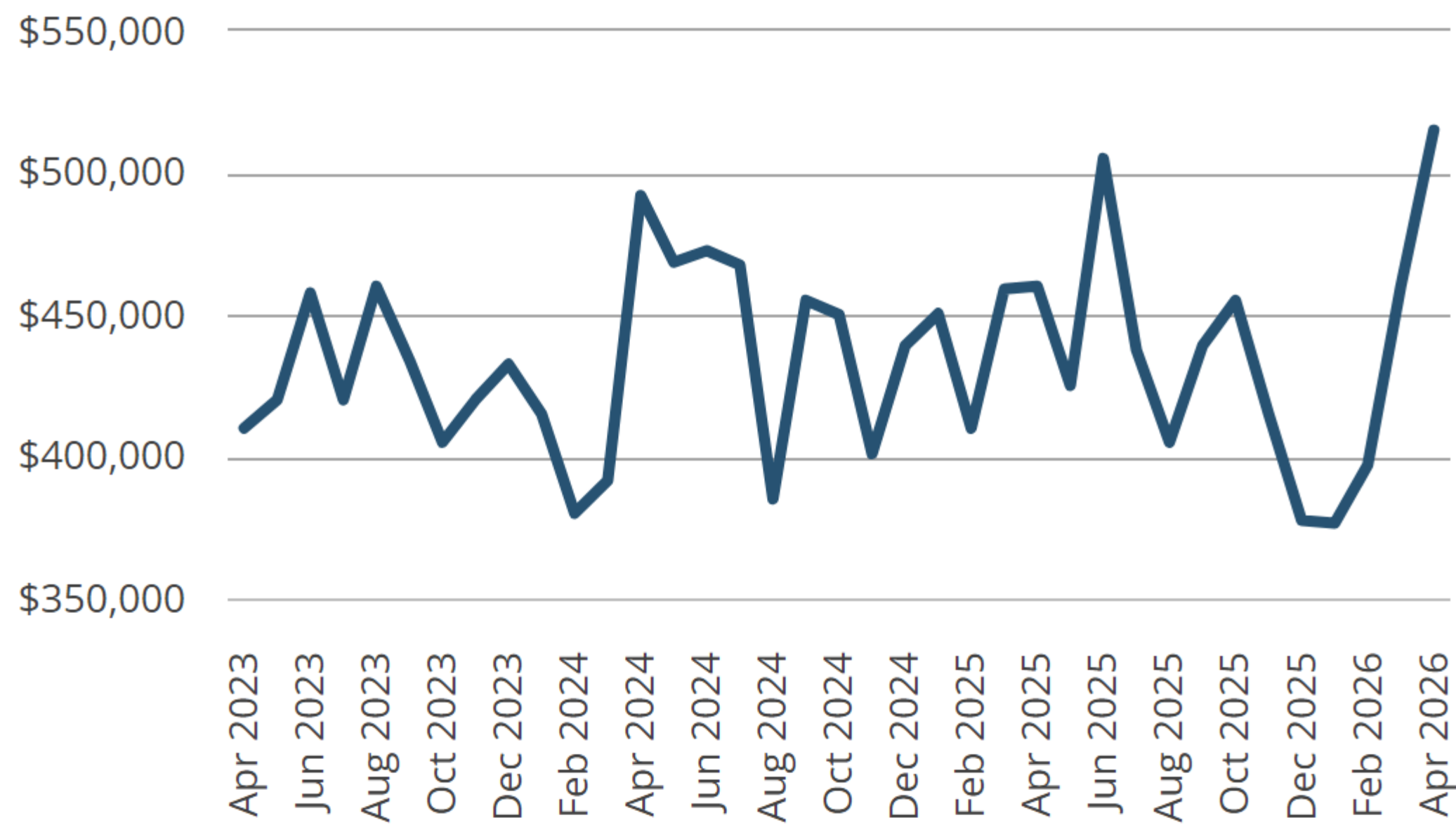


April 2026

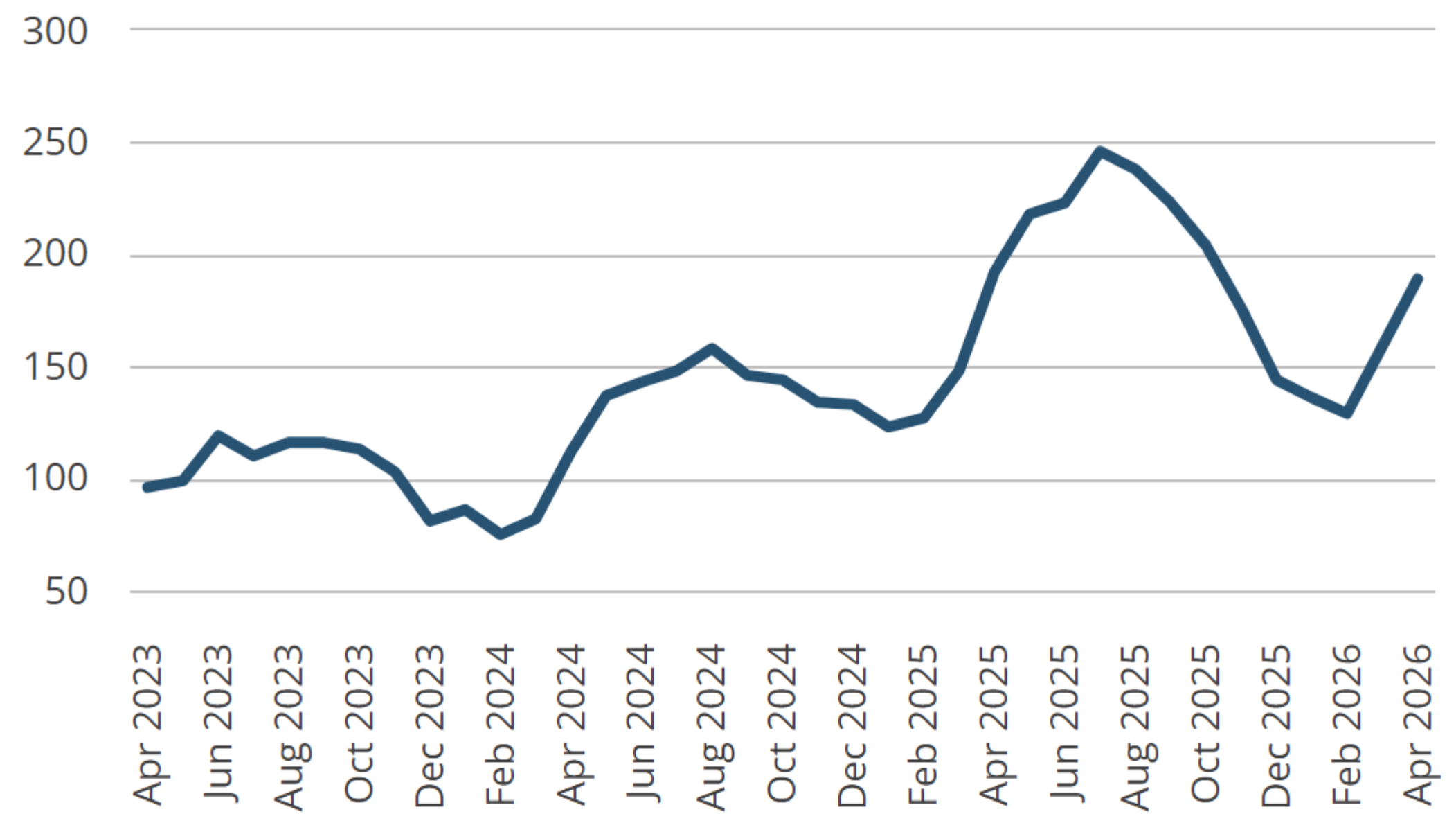
Single Family Residence

	Apr 2026	Apr 2025	YoY	Mar 2026	MoM	2026	2025	YTD
Median Sales Price	\$500,000	\$467,000	⬆️ 7.1%	\$459,900	⬆️ 8.7%	\$425,000	\$439,000	⬆️ -3.2%
New Construction Sales Price	\$761,875	\$500,000	⬆️ 52.4%	\$524,950	⬆️ 45.1%	\$539,900	\$485,000	⬆️ 11.3%
Closed Sales	29	30	⬆️ -3.3%	31	⬆️ -6.5%	100	94	⬆️ 6.4%
New Listings	74	58	⬆️ 27.6%	69	⬆️ 7.2%	218	183	⬆️ 19.1%
Pending Sales	36	28	⬆️ 28.6%	35	⬆️ 2.9%	127	104	⬆️ 22.1%
Median Days on Market	11	42	⬆️ -73.8%	10	⬆️ 15.8%	18	25	⬆️ -28.0%
Price per Square Foot	\$265	\$267	⬆️ -0.7%	\$277	⬆️ -4.3%	\$267	\$268	⬆️ -0.2%
% of List Price Received	98.5%	96.7%	⬆️ 1.9%	98.7%	⬆️ -0.2%	97.9%	97.9%	⬆️ 0.1%
Active Inventory	155	172	⬆️ -9.9%	124	⬆️ 25.0%	--	--	--
Months Supply of Inventory	5.3	5.7	⬆️ -6.8%	4.0	⬆️ 33.6%	--	--	--

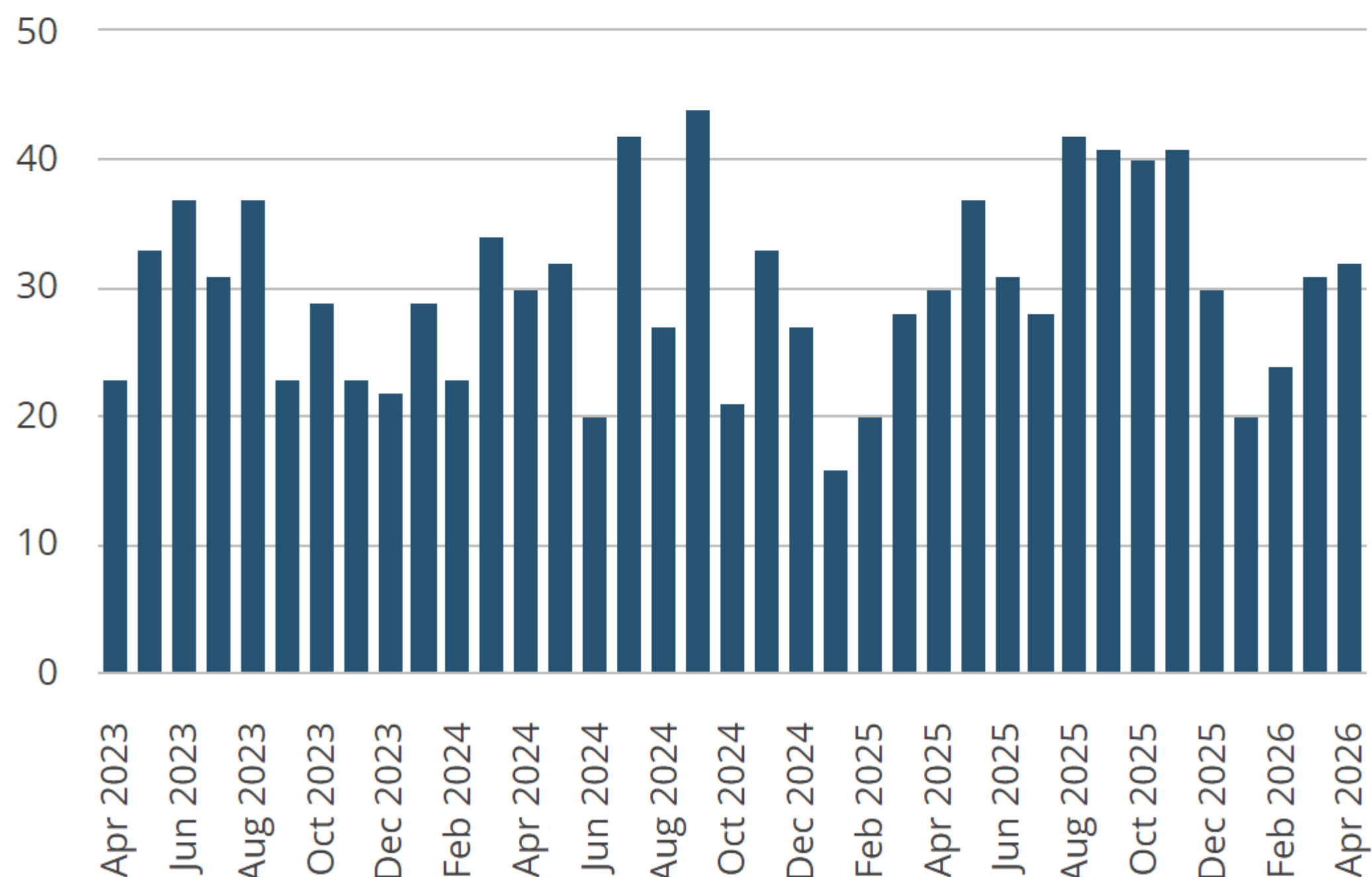
Median Sales Price



Active Inventory



Number of Closed Sales



Percent New Construction

