

Josephine County Residential Statistics as of May 31, 2025

URBAN GROWTH BOUNDARY	JOSEPHINE CO EXISTING HOMES - March 1, 2025 through May 31, 2025								
	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31	Mar 1 - May 31	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	65	72	21	50	\$348,000	\$361,000	\$346,250	-0.5%	-4.1%
Grants Pass (97527)	52	54	19	52	\$377,500	\$381,450	\$411,500	9.0%	7.9%
Cave Junction	3	10	236	40	\$319,000	N/A	\$284,000	-11.0%	N/A
TOTALS	120	136	20	51	\$365,000	\$369,000	\$365,000	0.0%	-1.1%

JOSEPHINE CO NEW CONSTRUCTION - March 1, 2025 through May 31, 2025

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	0	0	N/A	N/A	\$389,900	N/A	N/A	N/A	N/A
Grants Pass (97527)	4	4	58	47	N/A	\$442,000	\$500,000	N/A	13.1%
Cave Junction	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	5	5	104	56	\$404,803	\$439,000	\$485,000	19.8%	10.5%

JOSEPHINE CO RURAL HOMES - March 1, 2025 through May 31, 2025

ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	55	58	18	42	\$399,500	\$499,000	\$468,500	17.3%	-6.1%
5 - 10 Acres	26	28	51	32	\$529,375	\$542,620	\$619,750	17.1%	14.2%
Over 10 Acres	14	8	122	80	\$615,000	\$494,500	\$640,000	4.1%	29.4%
TOTALS	95	94	33	42	\$437,000	\$510,000	\$515,000	17.8%	1.0%

JOSEPHINE CO IN PARK MOBILE HOMES - March 1, 2025 through May 31, 2025

STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	7	5	47	13	\$42,000	\$55,000	\$48,000	14.3%	-12.7%
Double Wide	9	15	35	75	\$155,000	\$125,000	\$110,000	-29.0%	-12.0%
TOTALS	16	20	41	73	\$112,500	\$79,000	\$93,950	-16.5%	18.9%

RESIDENTIAL INVENTORY

COMMUNITY	Active 05/31/24	Active 05/31/25	Change
Grants Pass (97526)	83	86	3.6%
Grants Pass (97527)	76	95	25.0%
Cave Junction	13	22	69.2%
Rural	215	285	32.6%
TOTALS	387	488	26.1%

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.

©2025 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.

