

# Josephine County Residential Statistics as of May 31, 2025

JOSEPHINE CO EXISTING HOMES - 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)	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
<b>TOTALS</b>	<b>120</b>	<b>136</b>	<b>20</b>	<b>51</b>	<b>\$365,000</b>	<b>\$369,000</b>	<b>\$365,000</b>	<b>0.0%</b>	<b>-1.1%</b>

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
<b>TOTALS</b>	<b>5</b>	<b>5</b>	<b>104</b>	<b>56</b>	<b>\$404,803</b>	<b>\$439,000</b>	<b>\$485,000</b>	<b>19.8%</b>	<b>10.5%</b>

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%
<b>TOTALS</b>	<b>95</b>	<b>94</b>	<b>33</b>	<b>42</b>	<b>\$437,000</b>	<b>\$510,000</b>	<b>\$515,000</b>	<b>17.8%</b>	<b>1.0%</b>

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%
<b>TOTALS</b>	<b>16</b>	<b>20</b>	<b>41</b>	<b>73</b>	<b>\$112,500</b>	<b>\$79,000</b>	<b>\$93,950</b>	<b>-16.5%</b>	<b>18.9%</b>

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%
<b>TOTALS</b>	<b>387</b>	<b>488</b>	<b>26.1%</b>

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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