

# Josephine County Residential Statistics as of July 31, 2025

URBAN GROWTH BOUNDARY	JOSEPHINE CO EXISTING HOMES - May 1, 2025 through July 31, 2025								
	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	63	74	21	19	\$350,000	\$380,000	\$378,750	8.2%	-0.3%
Grants Pass (97527)	46	53	22	35	\$390,000	\$402,500	\$385,000	-1.3%	-4.3%
Cave Junction	9	6	22	49	\$292,000	\$244,000	\$264,900	-9.3%	8.6%
<b>TOTALS</b>	<b>118</b>	<b>133</b>	<b>22</b>	<b>25</b>	<b>\$364,999</b>	<b>\$375,400</b>	<b>\$380,000</b>	<b>4.1%</b>	<b>1.2%</b>

## JOSEPHINE CO NEW CONSTRUCTION - May 1, 2025 through July 31, 2025

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Grants Pass (97526)	1	1	N/A	N/A	\$425,293	N/A	N/A	N/A	N/A
Grants Pass (97527)	5	1	101	N/A	\$444,800	\$460,000	N/A	N/A	N/A
Cave Junction	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>TOTALS</b>	<b>7</b>	<b>2</b>	<b>128</b>	<b>N/A</b>	<b>\$424,600</b>	<b>\$460,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

## JOSEPHINE CO RURAL HOMES - May 1, 2025 through July 31, 2025

ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	68	72	12	28	\$464,000	\$512,000	\$491,302	5.9%	-4.0%
5 - 10 Acres	38	26	47	57	\$542,000	\$633,000	\$526,250	-2.9%	-16.9%
Over 10 Acres	14	14	116	37	\$527,450	\$581,000	\$598,000	13.4%	2.9%
<b>TOTALS</b>	<b>120</b>	<b>112</b>	<b>30</b>	<b>33</b>	<b>\$472,000</b>	<b>\$558,750</b>	<b>\$511,500</b>	<b>8.4%</b>	<b>-8.5%</b>

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

STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	5	12	32	24	\$53,500	\$55,000	\$45,000	-15.9%	-18.2%
Double Wide	8	21	108	75	\$125,000	\$134,500	\$78,000	-37.6%	-42.0%
<b>TOTALS</b>	<b>13</b>	<b>33</b>	<b>79</b>	<b>54</b>	<b>\$99,000</b>	<b>\$70,000</b>	<b>\$59,900</b>	<b>-39.5%</b>	<b>-14.4%</b>

## RESIDENTIAL INVENTORY

COMMUNITY	Active 07/31/24	Active 07/31/25	Change
Grants Pass (97526)	79	87	10.1%
Grants Pass (97527)	77	94	22.1%
Cave Junction	11	25	127.3%
Rural	236	326	38.1%
<b>TOTALS</b>	<b>403</b>	<b>532</b>	<b>32.0%</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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