

Josephine County Residential Statistics as of September 30, 2026

JOSEPHINE CO EXISTING HOMES - July 1, 2026 through September 30, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Grants Pass (97526)	87	60	35	34	\$397,950	\$365,000	\$380,000	-4.5%	4.1%
Grants Pass (97527)	59	67	41	34	\$379,000	\$385,000	\$375,000	-1.1%	-2.6%
Cave Junction	8	10	122	46	\$285,000	\$294,900	\$312,000	9.5%	5.8%
TOTALS	154	137	43	36	\$380,000	\$370,000	\$375,000	-1.3%	1.4%

JOSEPHINE CO NEW CONSTRUCTION - July 1, 2026 through September 30, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Grants Pass (97526)	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grants Pass (97527)	6	8	64	83	\$487,250	\$469,950	\$472,500	-3.0%	0.5%
Cave Junction	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	9	9	65	76	\$536,800	\$375,000	\$465,000	-13.4%	24.0%

JOSEPHINE CO RURAL HOMES - July 1, 2026 through September 30, 2026									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Under 5 Acres	61	68	41	52	\$570,000	\$475,000	\$540,000	-5.3%	13.7%
5 - 10 Acres	23	38	81	111	\$638,950	\$590,000	\$559,000	-12.5%	-5.3%
Over 10 Acres	16	16	45	95	\$742,500	\$588,000	\$640,000	-13.8%	8.8%
TOTALS	100	122	49	68	\$580,000	\$500,848	\$549,500	-5.3%	9.7%

JOSEPHINE CO IN PARK MOBILE HOMES - July 1, 2026 through September 30, 2026									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Single Wide	9	6	73	119	N/A	\$46,500	\$21,750	N/A	-53.2%
Double Wide	17	19	196	68	\$90,000	\$85,000	\$50,000	-44.4%	-41.2%
TOTALS	26	25	126	80	\$87,500	\$69,500	\$39,000	-55.4%	-43.9%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 09/30/25	Active 09/30/26	Change
Grants Pass (97526)	87	84	-3.4%
Grants Pass (97527)	69	86	24.6%
Cave Junction	16	22	37.5%
Rural	278	282	1.4%
TOTALS	450	474	5.3%

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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