JON & JESS | SOUTHERN OREGON MARKET INTELLIGENCE

JOSEPHINE COUNTY MARKET INTELLIGENCE

Market Intelligence Brief | August 2026

Josephine County shows a mixed August: price is higher year over year, but closed sales and new listings are lower while supply sits near balanced levels.

$415,000	81	5.1
Median Sale Price	Closed Sales	Months of Supply

Prepared for Southern Oregon property owners

Our purpose is straightforward: translate current MLS evidence into a clearer view of market direction, negotiating conditions, and the signals worth watching next.

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Current-market facts: August 2026 DOMUS Analytics report using Oregon Data Share data; rolling context: Southern Oregon MLS/RVAR. Reporting windows remain separate.

County Market Thesis

Josephine County's August monthly median is $415,000, up 6.1% year over year but down 3.2% from July. Closed sales fell to 81, pending sales held at 96, active inventory declined to 416, and months of supply moved to 5.1. The county is near balanced supply, but transaction activity is softer than a year ago.

RVAR's June-August rolling lens reports 148 UGB existing-home sales, a 31-day median DOM, a $370,900 median price, and total residential inventory of 457 - down 4.6% year over year.

Metric	Aug 2026	YoY	MoM
Median sale price	$415,000	+6.1%	-3.2%
Closed sales	81		-12.0%
Pending sales	96		+5.5%
Active inventory	416		-7.1%
Median DOM	45 days		-12.7%
Months supply	5.1		

Josephine Geography Signals

Geography	Median	Closed	DOM	MOS	Inventory
Grants Pass	$404,500	62	36	4.9	303
Grants Pass 97526	$412,000	28	36	5.7	160
Grants Pass 97527	$391,250	34	36	4.2	143
Cave Junction	$335,000	9	87	4.6	41

97526 has more supply pressure than 97527, while Cave Junction remains volatile because the transaction count is small. Josephine RVAR rural data show 116 sales, a 65-day median DOM and a $544,000 median for June-August. The 5-10 acre and over-10-acre segments both carry long market times.

Analytics Status

August T12 and the T13 health composite have been calculated as technical candidates from the formulas that are explicitly published in the platform methodology. They are retained for QA and research but are not labeled full engine outputs.

T14 and T15 are held. The current assets do not include the authoritative forecast configuration/backtest state and governed T15 phase-prototype runtime. Josephine additionally has only five consecutive D1 months (April-August 2026), so its prior governance still blocks production DOMUS T14/T15.

Methodology and Sources

DOMUS monthly pages are Single Family Residence calendar-month snapshots and identify Oregon Data Share as the underlying data provider. RVAR residential statistics use rolling three-month windows and a broader existing/new construction scope. The two sources are complementary, not interchangeable.

Market statistics are not individual-property valuations. Small samples, property mix, and micro-location can materially affect local outcomes. This brief is decision support, not an appraisal or guarantee.