

Grants Pass 97526

ZIP code · OR · Oregon > Josephine County > Grants Pass

BALANCED MARKET

\$382K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

521

SALES (12 MO)

\$404K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



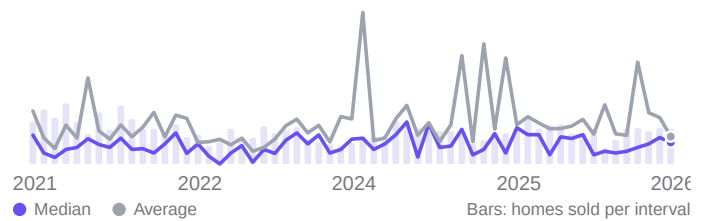
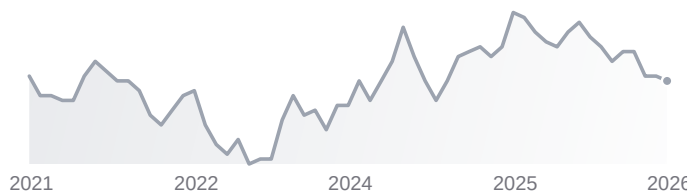
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$379K · Average \$395K

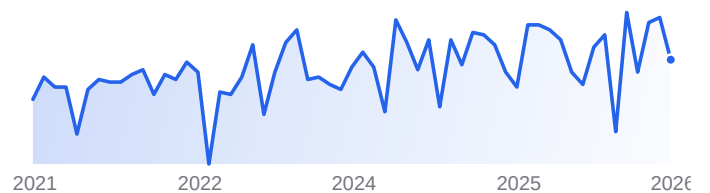
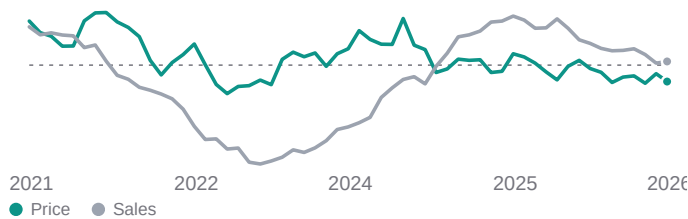


Growth (year over year)

Price -6.0% · Sales +1.4%

Price per square foot

\$248/ft²

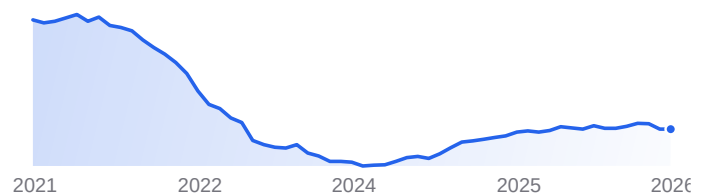
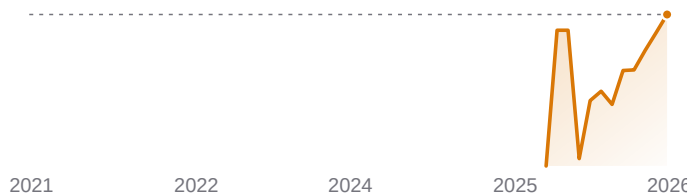


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

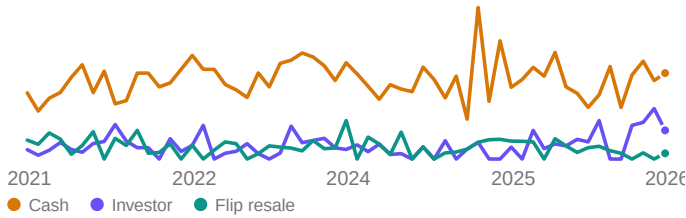
4.1%



BUYERS & OUTCOMES

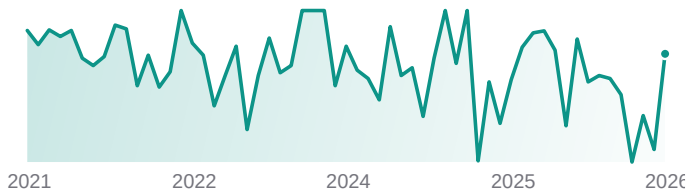
Buyer mix

Cash 32% · Investor 11% · Flip resale 2.1%



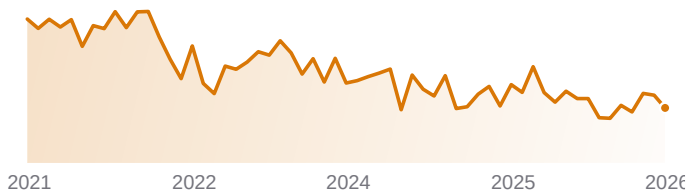
Sellers who sold at a gain

94%

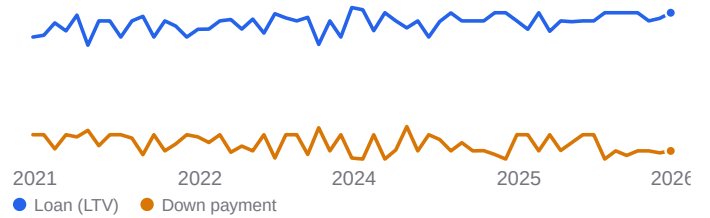


Median annualized return at resale

+4.1%

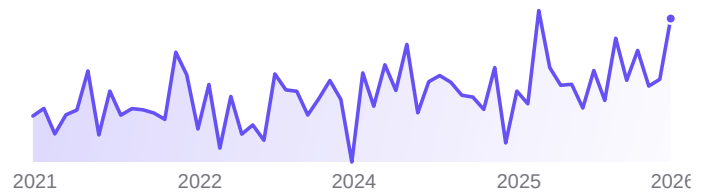


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



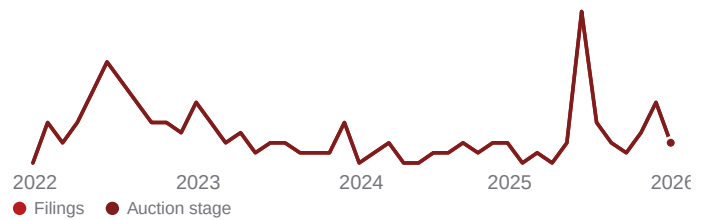
Typical hold before selling

10.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	12,861
Median value (AVM)	\$404K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1979
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	72%
Company owned	27%
Median loan-to-value	43%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	36,767
Density	265 / mi²
Median household income	\$60K
Average household income	\$78K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	182
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	12.9%
Unemployment	1.4%
Average temp	53°F
Annual precip	34 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.