

Grants Pass 97527

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

BALANCED MARKET

\$404K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

486

SALES (12 MO)

\$427K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



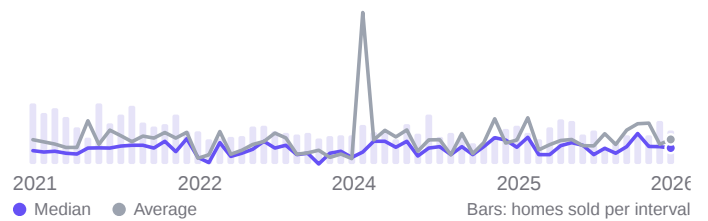
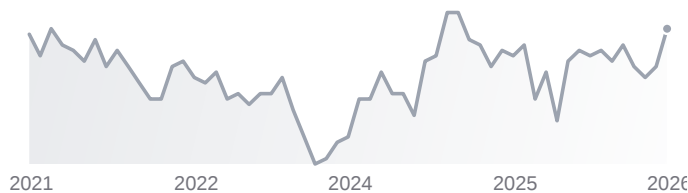
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$400K · Average \$432K

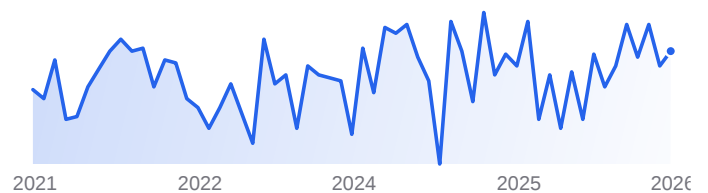
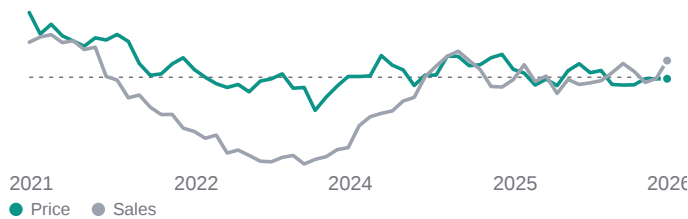


Growth (year over year)

Price -0.5% · Sales +6.1%

Price per square foot

\$259/ft²

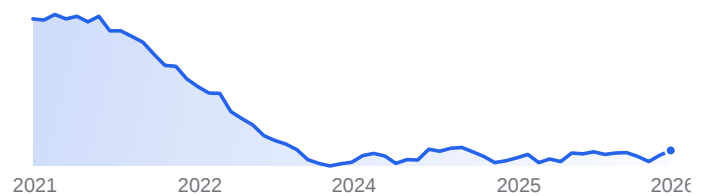
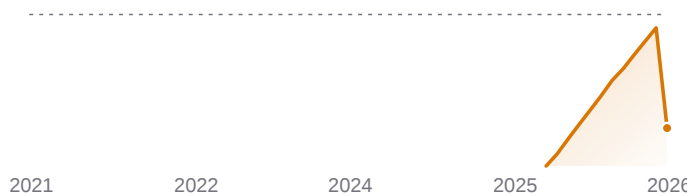


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

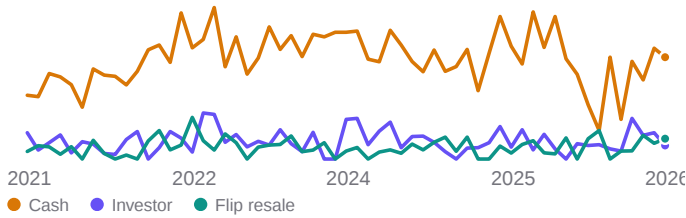
3.6%



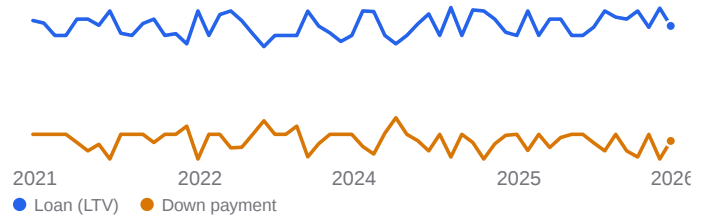
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 4.8% · Flip resale 7.1%

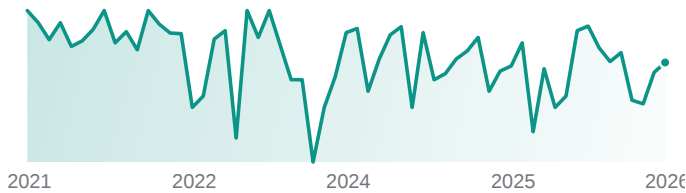


Financing (share of purchase price) Loan (LTV) 86% · Down payment 16%



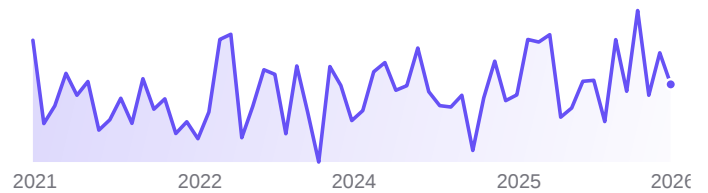
Sellers who sold at a gain

89%



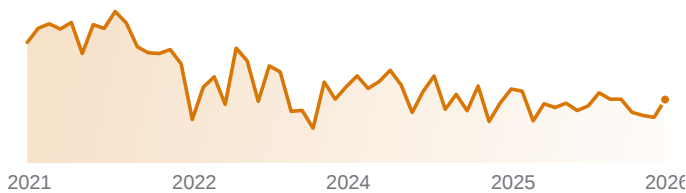
Typical hold before selling

6.3 yrs



Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,601
Median value (AVM)	\$427K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1987
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	28%
Median loan-to-value	40%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	35,378
Density	157 / mi²
Median household income	\$61K
Average household income	\$85K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	185
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	15.6%
Unemployment	1.3%
Average temp	52°F
Annual precip	44 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.