



Southern OREGON
Multiple Listing Service

Jackson County Residential Statistics
We Know Southern Oregon

JACKSON CO EXISTING HOME SALES - April 1, 2017 through June 30, 2017

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				Jun 2016 vs Jun 2017		
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	85	87	33	46	\$280,000	\$385,000	\$425,000	51.8%	10.4%	\$415,000	\$445,650
Talent	22	19	20	29	\$159,000	\$273,750	\$270,000	69.8%	-1.4%	\$272,500	\$270,000
Phoenix	10	21	38	10	\$153,413	\$229,950	\$250,000	63.0%	8.7%	N/A	\$266,250
Jacksonville	14	19	72	104	\$333,500	\$343,450	\$385,000	15.4%	12.1%	\$356,950	\$435,000
Northwest Medford	22	35	48	18	\$89,000	\$198,700	\$212,000	138.2%	6.7%	\$184,250	\$207,000
West Medford	47	63	35	27	\$79,500	\$179,500	\$175,000	120.1%	-2.5%	\$176,750	\$193,083
Southwest Medford	50	50	28	29	\$140,000	\$230,000	\$248,000	77.1%	7.8%	\$232,500	\$248,450
East Medford	270	227	46	36	\$183,800	\$261,500	\$300,000	63.2%	14.7%	\$265,000	\$305,000
Central Point	108	82	36	31	\$142,166	\$213,450	\$245,500	72.7%	15.0%	\$190,000	\$240,000
White City	31	31	22	13	\$101,000	\$170,000	\$197,000	95.0%	15.9%	\$167,950	\$221,000
Eagle Point	57	65	68	24	\$189,900	\$255,000	\$268,000	41.1%	5.1%	\$256,000	\$285,000
Shady Cove / Trail	12	15	42	74	\$229,500	\$253,175	\$225,000	-2.0%	-11.1%	\$294,450	\$215,000
Gold Hill & Rogue River	20	12	43	41	\$110,000	\$179,750	\$212,500	93.2%	18.2%	\$190,000	N/A
URBAN TOTALS	748	726	41	34	\$162,000	\$245,000	\$265,000	63.6%	8.2%	\$248,735	\$270,000

JACKSON CO NEW HOME SALES - April 1, 2017 through June 30, 2017

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				Jun 2016 vs Jun 2017		
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	7	218	128	N/A	\$520,000	\$339,000	N/A	-34.8%	N/A	N/A
Talent	2	3	N/A	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	4	0	2	N/A	N/A	\$400,000	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	3	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	5	0	28	N/A	N/A	\$230,000	N/A	N/A	N/A	N/A	N/A
Southwest Medford	5	7	47	72	\$185,900	\$254,900	\$290,000	56.0%	13.8%	N/A	N/A
East Medford	46	39	64	67	\$291,500	\$355,897	\$414,375	42.2%	16.4%	\$341,950	\$432,138
Central Point	7	12	112	73	\$187,000	\$236,900	\$259,900	39.0%	9.7%	N/A	\$259,900
White City	6	6	22	3	\$145,000	\$207,000	\$241,950	66.9%	16.9%	N/A	N/A
Eagle Point	6	18	31	38	N/A	\$263,500	\$283,988	N/A	7.8%	N/A	\$284,900
Shady Cove / Trail	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	6	4	79	51	N/A	\$194,900	\$220,200	N/A	13.0%	N/A	N/A
URBAN TOTALS	94	101	73	59	\$187,000	\$310,300	\$300,000	60.4%	-3.3%	\$339,215	\$276,900

JACKSON CO RURAL HOME SALES - April 1, 2017 through June 30, 2017

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				Jun 2016 vs Jun 2017		
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	89	80	61	55	\$166,250	\$280,000	\$303,511	82.6%	8.4%	\$285,000	\$296,825
5 - 10 Acres	34	49	81	113	\$245,000	\$375,000	\$400,000	63.3%	6.7%	\$384,450	\$530,000
Over 10 Acres	34	45	80	68	\$306,750	\$476,000	\$515,000	67.9%	8.2%	\$440,000	\$425,000
RURAL TOTALS	157	172	69	72	\$215,000	\$332,000	\$390,000	81.4%	17.5%	\$331,000	\$388,500

ALL HOMES ON MARKET (includes rural)

Area	Active 06/30/16	Active 06/30/17	% Change
Ashland	201	184	-8.5%
Talent	22	18	-18.2%
Phoenix	12	14	16.7%
Jacksonville	51	54	5.9%
Northwest Medford	12	13	8.3%
West Medford	46	52	13.0%
Southwest Medford	52	52	0.0%
East Medford	230	187	-18.7%
Central Point	83	77	-7.2%
White City	22	15	-31.8%
Eagle Point	76	81	6.6%
Shady Cove / Trail	54	46	-14.8%
Gold Hill & Rogue River	84	89	6.0%
Other Areas	58	79	36.2%
COUNTY TOTALS	1003	961	-4.2%

The statistics in the top two charts represent urban area homes and exclude rural properties. N/A means "No or Insufficient Activity" in the reporting period.

Median price means the midpoint, with half of the sales being above and half below the listed number; *it is not the same as average*.

Median prices reflect overall market trends and are not a measure of pricing for individual properties. Small sampling sizes can lead to wide variances in year to year comparisons.

Statistics are based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

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Jackson County Residential Statistics
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JACKSON CO EXISTING HOME SALES: DISTRESSED - April 1, 2017 through June 30, 2017

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30			Jun 2016 vs Jun 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2016	Median \$ 2017	1-year % Change	Median \$	Median \$
Ashland	5	1	52	N/A	\$300,000	N/A	N/A	N/A	N/A
Talent	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	3	1	69	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	3	7	48	38	N/A	\$171,100	N/A	N/A	\$175,000
West Medford	6	7	50	48	\$92,250	\$107,500	16.5%	N/A	N/A
Southwest Medford	6	3	29	22	\$191,788	N/A	N/A	N/A	N/A
East Medford	19	11	56	61	\$195,000	\$210,000	7.7%	\$205,450	N/A
Central Point	15	1	38	N/A	\$170,000	N/A	N/A	\$169,900	N/A
White City	4	1	19	N/A	\$167,000	N/A	N/A	N/A	N/A
Eagle Point	12	6	108	43	\$225,000	\$284,750	26.6%	\$184,750	N/A
Shady Cove / Trail	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	78	41	55	46	\$183,500	\$176,000	-4.1%	\$177,125	\$195,413

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - April 1, 2017 through June 30, 2017

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Apr 1 - Jun 30							Apr 1 - Jun 30				Apr 1 - Jun 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	86	98.9%	0	0.0%	1	1.1%	87	46	N/A	N/A	46	\$427,500	N/A	N/A	\$425,000
Talent	19	100.0%	0	0.0%	0	0.0%	19	29	N/A	N/A	29	\$270,000	N/A	N/A	\$270,000
Phoenix	20	95.2%	1	4.8%	0	0.0%	21	9	N/A	N/A	10	\$251,750	N/A	N/A	\$250,000
Jacksonville	18	94.7%	1	5.3%	0	0.0%	19	104	N/A	N/A	104	\$392,450	N/A	N/A	\$385,000
Northwest Medford	28	80.0%	5	14.3%	2	5.7%	35	12	33	N/A	18	\$220,000	\$171,100	N/A	\$212,000
West Medford	56	88.9%	7	11.1%	0	0.0%	63	25	48	N/A	27	\$182,500	\$107,500	N/A	\$175,000
Southwest Medford	47	94.0%	3	6.0%	0	0.0%	50	29	N/A	N/A	29	\$249,900	N/A	N/A	\$248,000
East Medford	216	95.2%	7	3.1%	4	1.8%	227	35	28	118	36	\$303,500	\$230,000	\$195,000	\$300,000
Central Point	81	98.8%	1	1.2%	0	0.0%	82	32	N/A	N/A	31	\$246,000	N/A	N/A	\$245,500
White City	30	96.8%	1	3.2%	0	0.0%	31	12	N/A	N/A	13	\$204,000	N/A	N/A	\$197,000
Eagle Point	59	90.8%	6	9.2%	0	0.0%	65	22	43	N/A	24	\$268,000	\$284,750	N/A	\$268,000
Shady Cove / Trail	15	100.0%	0	0.0%	0	0.0%	15	74	N/A	N/A	74	\$225,000	N/A	N/A	\$225,000
Gold Hill & Rogue River	10	83.3%	2	16.7%	0	0.0%	12	45	N/A	N/A	41	\$235,750	N/A	N/A	\$212,500
URBAN TOTALS	685	94.4%	34	4.7%	7	1.0%	726	34	36	93	34	\$270,000	\$174,950	\$180,000	\$265,000

ALL HOMES ON MARKET (including rural) - 06/30/17

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	181	98.4%	3	1.6%	0	0.0%	184
Talent	18	100.0%	0	0.0%	0	0.0%	18
Phoenix	13	92.9%	1	7.1%	0	0.0%	14
Jacksonville	51	94.4%	3	5.6%	0	0.0%	54
Northwest Medford	12	92.3%	1	7.7%	0	0.0%	13
West Medford	48	92.3%	3	5.8%	1	1.9%	52
Southwest Medford	45	86.5%	7	13.5%	0	0.0%	52
East Medford	179	95.7%	7	3.7%	1	0.5%	187
Central Point	74	96.1%	3	3.9%	0	0.0%	77
White City	12	80.0%	2	13.3%	1	6.7%	15
Eagle Point	78	96.3%	3	3.7%	0	0.0%	81
Shady Cove / Trail	42	91.3%	4	8.7%	0	0.0%	46
Gold Hill & Rogue River	84	94.4%	5	5.6%	0	0.0%	89
Other Areas	77	97.5%	2	2.5%	0	0.0%	79
COUNTY TOTALS	914	95.1%	44	4.6%	3	0.3%	961

REO/Short sales and inventories are not foreclosure rates.

"Normal" indicates properties that do not require third party approval for the transaction.

"REO" means Real Estate Owned, indicating bank or mortgage company ownership.

"Short" stands for Short Sale, where third party approval is required for the transaction.

Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.

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