



JACKSON CO EXISTING HOME SALES - January 1, 2017 through March 31, 2017											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2016 vs Mar 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	% Change	1-year % Change	Median \$	Median \$
Ashland	46	55	74	83	\$255,000	\$385,000	\$425,000	66.7%	10.4%	\$349,000	\$466,000
Talent	10	11	31	31	\$155,750	\$224,200	\$275,000	76.6%	22.7%	\$280,000	\$367,000
Phoenix	15	9	40	35	\$144,750	\$215,000	\$279,072	92.8%	29.8%	\$223,000	N/A
Jacksonville	13	7	44	70	\$257,800	\$375,000	\$370,000	43.5%	-1.3%	\$399,900	\$375,000
Northwest Medford	12	17	64	23	\$108,199	\$187,250	\$207,300	91.6%	10.7%	\$168,500	\$256,000
West Medford	59	39	43	38	\$67,200	\$145,000	\$175,000	160.4%	20.7%	\$146,500	\$169,500
Southwest Medford	32	28	32	36	\$132,500	\$215,500	\$221,400	67.1%	2.7%	\$221,000	\$205,250
East Medford	169	130	57	44	\$159,900	\$245,000	\$271,500	69.8%	10.8%	\$238,000	\$275,000
Central Point	62	77	38	35	\$125,000	\$209,950	\$240,000	92.0%	14.3%	\$214,900	\$245,950
White City	36	20	27	29	\$101,450	\$154,500	\$194,500	91.7%	25.9%	\$150,000	\$190,000
Eagle Point	41	44	54	40	\$180,000	\$203,500	\$260,000	44.4%	27.8%	\$197,500	\$257,000
Shady Cove / Trail	5	13	53	72	\$127,500	\$245,000	\$200,000	56.9%	-18.4%	N/A	\$225,000
Gold Hill & Rogue River	8	18	60	55	\$89,500	\$162,450	\$165,125	84.5%	1.6%	N/A	\$164,200
URBAN TOTALS	508	468	49	45	\$145,000	\$220,000	\$245,750	69.5%	11.7%	\$214,950	\$245,000

JACKSON CO NEW HOME SALES - January 1, 2017 through March 31, 2017											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2016 vs Mar 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	3	N/A	142	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	4	N/A	27	N/A	N/A	\$239,900	N/A	N/A	N/A	\$239,900
Southwest Medford	7	0	49	N/A	\$184,750	\$249,900	N/A	N/A	N/A	N/A	N/A
East Medford	31	21	91	89	\$310,000	\$330,113	\$358,900	15.8%	8.7%	\$334,000	\$356,900
Central Point	6	5	68	69	\$194,700	\$249,900	\$274,900	41.2%	10.0%	\$227,151	\$280,950
White City	3	3	7	29	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	9	8	100	28	N/A	\$269,900	\$275,750	N/A	2.2%	\$264,900	N/A
Shady Cove / Trail	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	7	N/A	30	N/A	N/A	\$214,900	N/A	N/A	N/A	\$214,900
URBAN TOTALS	64	54	82	66	\$199,900	\$284,079	\$295,500	47.8%	4.0%	\$259,900	\$314,450

JACKSON CO RURAL HOME SALES - January 1, 2017 through March 31, 2017											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2016 vs Mar 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	62	46	97	71	\$172,000	\$267,000	\$268,950	56.4%	0.7%	\$255,000	\$271,500
5 - 10 Acres	43	25	105	75	\$202,000	\$300,000	\$365,000	80.7%	21.7%	\$296,000	\$352,500
Over 10 Acres	31	32	146	134	\$375,000	\$475,000	\$504,725	34.6%	6.3%	\$485,000	\$535,000
RURAL TOTALS	136	103	111	92	\$195,000	\$304,001	\$365,000	87.2%	20.1%	\$295,000	\$400,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 03/31/16	Active 03/31/17	% Change
Ashland	138	135	-2.2%
Talent	14	14	0.0%
Phoenix	12	4	-66.7%
Jacksonville	39	38	-2.6%
Northwest Medford	13	11	-15.4%
West Medford	53	43	-18.9%
Southwest Medford	31	29	-6.5%
East Medford	194	148	-23.7%
Central Point	65	52	-20.0%
White City	12	19	58.3%
Eagle Point	67	65	-3.0%
Shady Cove / Trail	29	36	24.1%
Gold Hill & Rogue River	74	77	4.1%
Other Areas	39	60	53.8%
COUNTY TOTALS	780	731	-6.3%

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 CO EXISTING HOME SALES: DISTRESSED - January 1, 2017 through March 31, 2017

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31			Mar 2016 vs Mar 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2016	Median \$ 2017	1-year % Change	Median \$	Median \$
Ashland	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	3	2	47	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	15	4	38	22	\$97,000	\$137,125	41.4%	\$106,850	N/A
Southwest Medford	5	2	30	N/A	\$184,900	N/A	N/A	N/A	N/A
East Medford	14	8	60	46	\$203,500	\$211,000	3.7%	\$178,250	N/A
Central Point	9	4	53	30	\$165,000	\$218,500	32.4%	N/A	N/A
White City	6	0	21	N/A	\$137,900	N/A	N/A	N/A	N/A
Eagle Point	4	6	105	48	\$143,950	\$168,750	17.2%	N/A	N/A
Shady Cove / Trail	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	3	23	89	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	61	33	46	45	\$151,500	\$170,000	12.2%	\$137,450	\$182,500

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - January 1, 2017 through March 31, 2017

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Mar 31							Jan 1 - Mar 31				Jan 1 - Mar 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	55	100.0%	0	0.0%	0	0.0%	55	83	N/A	N/A	83	\$425,000	N/A	N/A	\$425,000
Talent	10	90.9%	1	9.1%	0	0.0%	11	32	N/A	N/A	31	\$315,000	N/A	N/A	\$275,000
Phoenix	7	77.8%	2	22.2%	0	0.0%	9	21	N/A	N/A	35	\$279,072	N/A	N/A	\$279,072
Jacksonville	7	100.0%	0	0.0%	0	0.0%	7	70	N/A	N/A	70	\$370,000	N/A	N/A	\$370,000
Northwest Medford	15	88.2%	2	11.8%	0	0.0%	17	25	N/A	N/A	23	\$215,000	N/A	N/A	\$207,300
West Medford	35	89.7%	4	10.3%	0	0.0%	39	39	22	N/A	38	\$179,000	\$137,125	N/A	\$175,000
Southwest Medford	26	92.9%	1	3.6%	1	3.6%	28	32	N/A	N/A	36	\$232,400	N/A	N/A	\$221,400
East Medford	122	93.8%	6	4.6%	2	1.5%	130	44	58	N/A	44	\$273,000	\$187,500	N/A	\$271,500
Central Point	73	94.8%	3	3.9%	1	1.3%	77	36	N/A	N/A	35	\$240,000	N/A	N/A	\$240,000
White City	20	100.0%	0	0.0%	0	0.0%	20	29	N/A	N/A	29	\$194,500	N/A	N/A	\$194,500
Eagle Point	38	86.4%	5	11.4%	1	2.3%	44	39	26	N/A	40	\$262,500	\$155,000	N/A	\$260,000
Shady Cove / Trail	12	92.3%	1	7.7%	0	0.0%	13	78	N/A	N/A	72	\$210,000	N/A	N/A	\$200,000
Gold Hill & Rogue River	15	83.3%	3	16.7%	0	0.0%	18	48	N/A	N/A	55	\$168,500	N/A	N/A	\$165,125
URBAN TOTALS	435	92.9%	28	6.0%	5	1.1%	468	45	44	52	45	\$250,000	\$161,375	\$242,000	\$245,750

ALL HOMES ON MARKET (including rural) - 03/31/17

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	134	99.3%	1	0.7%	0	0.0%	135
Talent	14	100.0%	0	0.0%	0	0.0%	14
Phoenix	4	100.0%	0	0.0%	0	0.0%	4
Jacksonville	35	92.1%	3	7.9%	0	0.0%	38
Northwest Medford	9	81.8%	2	18.2%	0	0.0%	11
West Medford	37	86.0%	5	11.6%	1	2.3%	43
Southwest Medford	27	93.1%	2	6.9%	0	0.0%	29
East Medford	141	95.3%	6	4.1%	1	0.7%	148
Central Point	52	100.0%	0	0.0%	0	0.0%	52
White City	17	89.5%	0	0.0%	2	10.5%	19
Eagle Point	64	98.5%	1	1.5%	0	0.0%	65
Shady Cove / Trail	33	91.7%	3	8.3%	0	0.0%	36
Gold Hill & Rogue River	73	94.8%	4	5.2%	0	0.0%	77
Other Areas	57	95.0%	3	5.0%	0	0.0%	60
COUNTY TOTALS	697	95.3%	30	4.1%	4	0.5%	731

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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