



JACKSON CO EXISTING HOME SALES - December 1, 2016 through February 28, 2017											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2016 vs Feb 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	57	66	76	67	\$245,000	\$405,000	\$415,000	69.4%	2.5%	\$422,500	\$425,000
Talent	10	10	51	48	\$154,000	\$221,700	\$301,750	95.9%	36.1%	N/A	\$241,750
Phoenix	13	7	53	42	\$128,250	\$222,900	\$279,072	117.6%	25.2%	\$218,950	\$286,836
Jacksonville	7	5	47	36	\$247,500	\$375,000	\$365,000	47.5%	-2.7%	N/A	N/A
Northwest Medford	21	23	49	27	\$107,600	\$201,000	\$179,900	67.2%	-10.5%	\$227,950	\$160,000
West Medford	65	49	35	41	\$93,000	\$150,000	\$175,000	88.2%	16.7%	\$140,000	\$179,500
Southwest Medford	31	32	25	31	\$140,000	\$222,000	\$240,500	71.8%	8.3%	\$230,000	\$261,500
East Medford	141	152	51	47	\$163,500	\$249,000	\$273,000	67.0%	9.6%	\$240,000	\$245,000
Central Point	52	54	41	46	\$125,500	\$210,825	\$233,500	86.1%	10.8%	\$218,700	\$237,900
White City	33	24	21	32	\$95,000	\$161,000	\$192,500	102.6%	19.6%	\$151,000	\$198,000
Eagle Point	44	37	52	34	\$180,500	\$225,950	\$260,000	44.0%	15.1%	\$209,250	\$250,000
Shady Cove / Trail	8	10	61	79	\$83,500	\$217,000	\$183,750	120.1%	-15.3%	N/A	N/A
Gold Hill & Rogue River	16	16	63	49	\$96,500	\$162,000	\$175,000	81.3%	8.0%	\$150,000	\$182,050
URBAN TOTALS	498	485	48	46	\$140,000	\$220,000	\$243,000	73.6%	10.5%	\$209,950	\$244,000

JACKSON CO NEW HOME SALES - December 1, 2016 through February 28, 2017											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2016 vs Feb 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	4	150	25	\$356,500	\$385,000	\$600,036	68.3%	55.9%	N/A	N/A
Talent	3	0	153	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	3	0	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	3	4	16	34	N/A	N/A	\$234,900	N/A	N/A	N/A	N/A
Southwest Medford	4	0	51	N/A	N/A	\$248,650	N/A	N/A	N/A	N/A	N/A
East Medford	25	20	64	95	\$292,450	\$326,900	\$357,200	22.1%	9.3%	\$336,000	\$354,900
Central Point	3	4	49	33	N/A	N/A	\$305,640	N/A	N/A	N/A	N/A
White City	9	2	14	N/A	N/A	\$196,500	N/A	N/A	N/A	N/A	N/A
Eagle Point	9	8	103	53	N/A	\$305,000	\$274,250	N/A	-10.1%	N/A	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	0	6	N/A	38	N/A	N/A	\$214,400	N/A	N/A	N/A	\$212,900
URBAN TOTALS	65	49	65	64	\$231,000	\$299,411	\$303,990	31.6%	1.5%	\$328,400	\$299,900

JACKSON CO RURAL HOME SALES - December 1, 2016 through February 28, 2017											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2016 vs Feb 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	46	48	106	69	\$181,950	\$266,500	\$294,500	61.9%	10.5%	\$262,500	\$249,100
5 - 10 Acres	41	33	94	58	\$200,000	\$355,000	\$372,000	86.0%	4.8%	\$297,500	\$383,000
Over 10 Acres	34	34	144	133	\$353,000	\$442,500	\$470,000	33.1%	6.2%	\$535,000	\$453,000
RURAL TOTALS	121	115	113	85	\$200,000	\$315,000	\$375,000	87.5%	19.0%	\$290,500	\$350,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 02/29/16	Active 02/28/17	% Change
Ashland	117	119	1.7%
Talent	12	15	25.0%
Phoenix	11	6	-45.5%
Jacksonville	37	33	-10.8%
Northwest Medford	14	6	-57.1%
West Medford	45	40	-11.1%
Southwest Medford	27	30	11.1%
East Medford	212	131	-38.2%
Central Point	81	59	-27.2%
White City	18	17	-5.6%
Eagle Point	71	54	-23.9%
Shady Cove / Trail	28	33	17.9%
Gold Hill & Rogue River	68	69	1.5%
Other Areas	45	49	8.9%
COUNTY TOTALS	786	661	-15.9%

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 - December 1, 2016 through February 28, 2017

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28			Feb 2016 vs Feb 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2016	Median \$ 2017	1-year % Change	Median \$	Median \$
Ashland	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	1	2	N/A	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	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	16	7	35	19	\$103,900	\$154,000	48.2%	\$107,000	N/A
Southwest Medford	3	3	31	36	N/A	N/A	N/A	N/A	N/A
East Medford	10	13	55	38	\$201,000	\$175,000	-12.9%	\$242,050	N/A
Central Point	8	5	54	34	\$188,075	\$163,098	-13.3%	\$182,550	N/A
White City	7	1	39	N/A	\$125,900	N/A	N/A	N/A	N/A
Eagle Point	2	4	N/A	64	N/A	\$207,500	N/A	N/A	N/A
Shady Cove / Trail	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	6	3	69	89	\$150,000	N/A	N/A	N/A	N/A
URBAN TOTALS	58	42	50	39	\$162,950	\$166,549	2.2%	\$165,900	\$195,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2016 through February 28, 2017

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 28							Dec 1 - Feb 28				Dec 1 - Feb 28			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	66	100.0%	0	0.0%	0	0.0%	66	67	N/A	N/A	67	\$415,000	N/A	N/A	\$415,000
Talent	9	90.0%	1	10.0%	0	0.0%	10	51	N/A	N/A	48	\$310,000	N/A	N/A	\$301,750
Phoenix	5	71.4%	2	28.6%	0	0.0%	7	25	N/A	N/A	42	\$279,072	N/A	N/A	\$279,072
Jacksonville	5	100.0%	0	0.0%	0	0.0%	5	36	N/A	N/A	36	\$365,000	N/A	N/A	\$365,000
Northwest Medford	21	91.3%	2	8.7%	0	0.0%	23	29	N/A	N/A	27	\$192,000	N/A	N/A	\$179,900
West Medford	42	85.7%	7	14.3%	0	0.0%	49	45	19	N/A	41	\$176,000	\$154,000	N/A	\$175,000
Southwest Medford	29	90.6%	2	6.3%	1	3.1%	32	31	N/A	N/A	31	\$244,000	N/A	N/A	\$240,500
East Medford	139	91.4%	10	6.6%	3	2.0%	152	47	46	N/A	47	\$278,000	\$172,698	N/A	\$273,000
Central Point	49	90.7%	5	9.3%	0	0.0%	54	47	34	N/A	46	\$235,000	\$163,098	N/A	\$233,500
White City	23	95.8%	1	4.2%	0	0.0%	24	33	N/A	N/A	32	\$192,000	N/A	N/A	\$192,500
Eagle Point	33	89.2%	3	8.1%	1	2.7%	37	31	N/A	N/A	34	\$265,000	N/A	N/A	\$260,000
Shady Cove / Trail	9	90.0%	1	10.0%	0	0.0%	10	87	N/A	N/A	79	\$192,500	N/A	N/A	\$183,750
Gold Hill & Rogue River	13	81.3%	3	18.8%	0	0.0%	16	40	N/A	N/A	49	\$182,050	N/A	N/A	\$175,000
URBAN TOTALS	443	91.3%	37	7.6%	5	1.0%	485	46	39	39	46	\$250,000	\$161,750	\$222,000	\$243,000

ALL HOMES ON MARKET (including rural) - 02/28/17

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	119	100.0%	0	0.0%	0	0.0%	119
Talent	15	100.0%	0	0.0%	0	0.0%	15
Phoenix	6	100.0%	0	0.0%	0	0.0%	6
Jacksonville	31	93.9%	2	6.1%	0	0.0%	33
Northwest Medford	5	83.3%	1	16.7%	0	0.0%	6
West Medford	37	92.5%	2	5.0%	1	2.5%	40
Southwest Medford	26	86.7%	4	13.3%	0	0.0%	30
East Medford	127	96.9%	4	3.1%	0	0.0%	131
Central Point	59	100.0%	0	0.0%	0	0.0%	59
White City	15	88.2%	1	5.9%	1	5.9%	17
Eagle Point	51	94.4%	3	5.6%	0	0.0%	54
Shady Cove / Trail	31	93.9%	2	6.1%	0	0.0%	33
Gold Hill & Rogue River	67	97.1%	2	2.9%	0	0.0%	69
Other Areas	48	98.0%	1	2.0%	0	0.0%	49
COUNTY TOTALS	637	96.4%	22	3.3%	2	0.3%	661

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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