



JACKSON CO EXISTING HOME SALES - September 1, 2016 through November 30, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2015 vs Nov 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	104	96	49	55	\$277,000	\$380,000	\$400,000	44.4%	5.3%	\$365,000	\$395,000
Talent	23	24	30	28	\$144,950	\$259,900	\$256,200	76.8%	-1.4%	\$261,950	\$276,250
Phoenix	13	12	32	46	\$178,900	\$199,000	\$251,250	40.4%	26.3%	\$242,000	\$280,000
Jacksonville	16	16	58	55	\$260,750	\$382,500	\$372,000	42.7%	-2.7%	N/A	\$365,000
Northwest Medford	28	31	26	25	\$119,500	\$173,400	\$200,000	67.4%	15.3%	\$169,650	\$193,000
West Medford	68	60	53	43	\$86,000	\$149,000	\$164,000	90.7%	10.1%	\$153,000	\$174,000
Southwest Medford	38	48	30	29	\$140,000	\$219,000	\$239,250	70.9%	9.2%	\$225,400	\$237,500
East Medford	190	212	41	48	\$160,000	\$242,500	\$273,400	70.9%	12.7%	\$254,950	\$271,000
Central Point	91	110	36	30	\$142,000	\$215,000	\$225,000	58.5%	4.7%	\$245,000	\$230,500
White City	30	25	55	24	\$108,429	\$146,500	\$178,900	65.0%	22.1%	\$150,450	\$204,750
Eagle Point	45	53	44	33	\$155,250	\$234,000	\$263,000	69.4%	12.4%	\$255,000	\$271,050
Shady Cove / Trail	13	20	44	45	\$137,900	\$157,400	\$199,200	44.5%	26.6%	N/A	N/A
Gold Hill & Rogue River	9	16	84	38	\$100,000	\$156,000	\$162,200	62.2%	4.0%	\$121,000	\$160,500
URBAN TOTALS	669	725	43	41	\$151,000	\$225,000	\$250,000	65.6%	11.1%	\$240,750	\$260,000

JACKSON CO NEW HOME SALES - September 1, 2016 through November 30, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2015 vs Nov 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	6	9	99	116	N/A	\$527,000	\$548,774	N/A	4.1%	N/A	N/A
Talent	0	3	N/A	44	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	3	1	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	0	2	N/A	N/A	\$168,650	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	5	2	40	N/A	N/A	\$232,000	N/A	N/A	N/A	N/A	N/A
East Medford	23	29	93	40	\$274,900	\$405,000	\$356,000	29.5%	-12.1%	\$409,050	\$356,000
Central Point	10	8	17	50	N/A	\$265,875	\$289,347	N/A	8.8%	\$279,900	N/A
White City	9	7	59	14	\$149,700	\$196,600	\$223,000	49.0%	13.4%	N/A	N/A
Eagle Point	6	11	65	40	N/A	\$286,250	\$268,500	N/A	-6.2%	\$271,250	\$268,500
Shady Cove / Trail	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	4	3	24	60	N/A	\$197,500	N/A	N/A	N/A	\$197,500	N/A
URBAN TOTALS	68	76	63	47	\$171,500	\$282,450	\$309,845	80.7%	9.7%	\$283,700	\$349,950

JACKSON CO RURAL HOME SALES - September 1, 2016 through November 30, 2016											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2015 vs Nov 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	83	74	64	58	\$172,700	\$254,000	\$300,250	73.9%	18.2%	\$241,750	\$256,500
5 - 10 Acres	29	45	96	63	\$280,000	\$380,000	\$385,000	37.5%	1.3%	\$453,000	\$380,000
Over 10 Acres	36	42	195	161	\$282,000	\$390,000	\$542,500	92.4%	39.1%	\$434,950	\$499,000
RURAL TOTALS	148	161	102	86	\$220,000	\$310,000	\$345,000	56.8%	11.3%	\$295,000	\$325,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 11/30/15	Active 11/30/16	% Change
Ashland	154	147	-4.5%
Talent	14	19	35.7%
Phoenix	16	5	-68.8%
Jacksonville	40	35	-12.5%
Northwest Medford	19	7	-63.2%
West Medford	47	47	0.0%
Southwest Medford	42	38	-9.5%
East Medford	239	163	-31.8%
Central Point	85	66	-22.4%
White City	22	22	0.0%
Eagle Point	82	57	-30.5%
Shady Cove / Trail	43	43	0.0%
Gold Hill & Rogue River	84	85	1.2%
Other Areas	56	58	3.6%
COUNTY TOTALS	943	792	-16.0%

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 - September 1, 2016 through November 30, 2016

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30			Nov 2015 vs Nov 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Ashland	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	3	4	37	23	N/A	\$193,750	N/A	N/A	N/A
Phoenix	2	1	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	4	3	37	20	\$150,900	N/A	N/A	N/A	N/A
West Medford	11	10	25	101	\$140,000	\$77,700	-44.5%	\$169,000	N/A
Southwest Medford	3	7	26	32	N/A	\$210,000	N/A	N/A	N/A
East Medford	24	14	27	45	\$199,000	\$217,500	9.3%	\$227,900	\$217,500
Central Point	8	7	41	31	\$219,375	\$156,450	-28.7%	\$219,375	N/A
White City	4	2	47	N/A	\$129,000	N/A	N/A	N/A	N/A
Eagle Point	5	6	38	47	\$139,200	\$226,350	62.6%	N/A	N/A
Shady Cove / Trail	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	70	60	30	45	\$172,550	\$174,250	1.0%	\$177,350	\$194,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - September 1, 2016 through November 30, 2016

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Sep 1 - Nov 30							Sep 1 - Nov 30				Sep 1 - Nov 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	95	99.0%	0	0.0%	1	1.0%	96	55	N/A	N/A	55	\$400,000	N/A	N/A	\$400,000
Talent	20	83.3%	4	16.7%	0	0.0%	24	29	23	N/A	28	\$276,250	\$193,750	N/A	\$256,200
Phoenix	11	91.7%	1	8.3%	0	0.0%	12	48	N/A	N/A	46	\$255,000	N/A	N/A	\$251,250
Jacksonville	16	100.0%	0	0.0%	0	0.0%	16	55	N/A	N/A	55	\$372,000	N/A	N/A	\$372,000
Northwest Medford	28	90.3%	3	9.7%	0	0.0%	31	25	N/A	N/A	25	\$224,750	N/A	N/A	\$200,000
West Medford	50	83.3%	9	15.0%	1	1.7%	60	32	39	N/A	43	\$173,500	\$77,500	N/A	\$164,000
Southwest Medford	41	85.4%	4	8.3%	3	6.3%	48	28	19	N/A	29	\$244,000	\$220,000	N/A	\$239,250
East Medford	198	93.4%	11	5.2%	3	1.4%	212	49	42	N/A	48	\$275,750	\$212,845	N/A	\$273,400
Central Point	103	93.6%	6	5.5%	1	0.9%	110	30	20	N/A	30	\$230,500	\$157,725	N/A	\$225,000
White City	23	92.0%	2	8.0%	0	0.0%	25	25	N/A	N/A	24	\$180,000	N/A	N/A	\$178,900
Eagle Point	47	88.7%	6	11.3%	0	0.0%	53	31	47	N/A	33	\$264,900	\$226,350	N/A	\$263,000
Shady Cove / Trail	18	90.0%	2	10.0%	0	0.0%	20	44	N/A	N/A	45	\$200,950	N/A	N/A	\$199,200
Gold Hill & Rogue River	14	87.5%	2	12.5%	0	0.0%	16	41	N/A	N/A	38	\$162,200	N/A	N/A	\$162,200
URBAN TOTALS	665	91.7%	50	6.9%	10	1.4%	725	40	32	111	41	\$260,000	\$165,250	\$215,000	\$250,000

ALL HOMES ON MARKET (including rural) - 11/30/16

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	146	99.3%	1	0.7%	0	0.0%	147
Talent	17	89.5%	1	5.3%	1	5.3%	19
Phoenix	4	80.0%	1	20.0%	0	0.0%	5
Jacksonville	35	100.0%	0	0.0%	0	0.0%	35
Northwest Medford	6	85.7%	1	14.3%	0	0.0%	7
West Medford	44	93.6%	3	6.4%	0	0.0%	47
Southwest Medford	35	92.1%	3	7.9%	0	0.0%	38
East Medford	154	94.5%	8	4.9%	1	0.6%	163
Central Point	63	95.5%	2	3.0%	1	1.5%	66
White City	21	95.5%	0	0.0%	1	4.5%	22
Eagle Point	55	96.5%	2	3.5%	0	0.0%	57
Shady Cove / Trail	41	95.3%	1	2.3%	1	2.3%	43
Gold Hill & Rogue River	78	91.8%	7	8.2%	0	0.0%	85
Other Areas	54	93.1%	4	6.9%	0	0.0%	58
COUNTY TOTALS	753	95.1%	34	4.3%	5	0.6%	792

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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