



JACKSON CO EXISTING HOME SALES - August 1, 2019 through October 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2018 vs Oct 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	84	102	64	90	\$356,000	\$440,250	\$471,500	32.4%	7.1%	\$425,000	\$475,000
Talent	28	14	44	31	\$197,000	\$336,000	\$328,000	66.5%	-2.4%	\$325,000	\$345,000
Phoenix	23	17	36	39	\$179,900	\$285,000	\$227,000	26.2%	-20.4%	\$257,500	\$253,500
Jacksonville	18	22	42	103	\$294,250	\$550,000	\$450,000	52.9%	-18.2%	\$578,500	\$598,500
Northwest Medford	31	31	26	36	\$177,500	\$239,000	\$255,500	43.9%	6.9%	\$243,500	\$244,950
West Medford	60	64	31	36	\$120,550	\$205,000	\$229,000	90.0%	11.7%	\$195,000	\$230,000
Southwest Medford	52	47	26	39	\$192,500	\$268,500	\$277,000	43.9%	3.2%	\$255,888	\$283,000
East Medford	234	241	37	36	\$237,000	\$305,000	\$315,000	32.9%	3.3%	\$288,600	\$315,000
Central Point	76	100	27	27	\$185,000	\$263,400	\$275,750	49.1%	4.7%	\$257,500	\$275,000
White City	40	29	17	19	\$153,470	\$222,375	\$234,000	52.5%	5.2%	\$228,685	\$230,000
Eagle Point	53	54	37	37	\$218,500	\$280,000	\$311,000	42.3%	11.1%	\$287,000	\$298,000
Shady Cove / Trail	16	9	79	91	\$160,000	\$253,450	\$345,000	115.6%	36.1%	\$415,000	\$390,000
Gold Hill & Rogue River	21	19	54	65	\$183,500	\$250,000	\$250,000	36.2%	0.0%	\$255,500	\$242,750
URBAN TOTALS	736	749	38	45	\$215,000	\$285,000	\$300,000	39.5%	5.3%	\$277,700	\$296,000

JACKSON CO NEW HOME SALES - August 1, 2019 through October 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2018 vs Oct 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	9	14	134	176	\$448,385	\$649,780	\$450,000	0.4%	-30.7%	\$602,390	N/A
Talent	5	3	44	0	N/A	\$359,000	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	3	2	0	N/A	\$255,000	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	0	N/A	N/A	\$209,858	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	5	2	70	N/A	N/A	\$271,200	N/A	N/A	N/A	N/A	N/A
Southwest Medford	6	6	72	7	N/A	\$281,450	\$331,200	N/A	17.7%	N/A	N/A
East Medford	29	37	53	72	\$363,188	\$412,703	\$379,900	4.6%	-7.9%	\$436,334	\$387,450
Central Point	6	9	76	193	\$234,900	\$292,450	\$330,000	40.5%	12.8%	N/A	N/A
White City	7	10	34	41	\$187,538	\$259,000	\$263,450	40.5%	1.7%	N/A	N/A
Eagle Point	13	21	106	76	\$228,750	\$385,500	\$322,500	41.0%	-16.3%	\$335,000	\$304,900
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	1	1	N/A	N/A	\$177,500	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	85	107	69	92	\$255,000	\$367,000	\$359,900	41.1%	-1.9%	\$356,000	\$350,119

JACKSON CO RURAL HOME SALES - August 1, 2019 through October 31, 2019											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2018 vs Oct 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	82	83	72	63	\$259,500	\$319,000	\$350,000	34.9%	9.7%	\$301,000	\$364,000
5 - 10 Acres	25	41	71	71	\$310,000	\$390,000	\$458,500	47.9%	17.6%	\$390,000	\$407,500
Over 10 Acres	25	43	124	113	\$391,000	\$500,000	\$530,000	35.5%	6.0%	\$716,500	\$650,000
RURAL TOTALS	130	167	83	78	\$285,000	\$383,500	\$420,000	47.4%	9.5%	\$362,500	\$450,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 10/31/18	Active 10/31/19	% Change
Ashland	232	217	-6.5%
Talent	42	43	2.4%
Phoenix	47	30	-36.2%
Jacksonville	53	57	7.5%
Northwest Medford	14	23	64.3%
West Medford	48	44	-8.3%
Southwest Medford	61	46	-24.6%
East Medford	249	212	-14.9%
Central Point	88	66	-25.0%
White City	29	26	-10.3%
Eagle Point	94	69	-26.6%
Shady Cove / Trail	48	42	-12.5%
Gold Hill & Rogue River	126	96	-23.8%
Other Areas	91	93	2.2%
COUNTY TOTALS	1222	1064	-12.9%

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 - August 1, 2019 through October 31, 2019

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31			Oct 2018 vs Oct 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2018	Median \$ 2019	1-year % Change	Median \$	Median \$
Ashland	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	0	0	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	4	5	18	47	\$138,040	\$147,500	6.9%	N/A	N/A
Southwest Medford	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	6	8	36	56	\$243,000	\$324,475	33.5%	N/A	N/A
Central Point	2	3	N/A	28	N/A	N/A	N/A	N/A	N/A
White City	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	1	3	N/A	75	N/A	N/A	N/A	N/A	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	21	23	49	64	\$181,000	\$195,000	7.7%	\$170,000	\$190,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - August 1, 2019 through October 31, 2019

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Aug 1 - Oct 31							Aug 1 - Oct 31				Aug 1 - Oct 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	101	99.0%	1	1.0%	0	0.0%	102	87	N/A	N/A	90	\$475,000	N/A	N/A	\$471,500
Talent	14	100.0%	0	0.0%	0	0.0%	14	31	N/A	N/A	31	\$328,000	N/A	N/A	\$328,000
Phoenix	15	88.2%	2	11.8%	0	0.0%	17	35	N/A	N/A	39	\$263,500	N/A	N/A	\$227,000
Jacksonville	22	100.0%	0	0.0%	0	0.0%	22	103	N/A	N/A	103	\$450,000	N/A	N/A	\$450,000
Northwest Medford	31	100.0%	0	0.0%	0	0.0%	31	36	N/A	N/A	36	\$255,500	N/A	N/A	\$255,500
West Medford	59	92.2%	5	7.8%	0	0.0%	64	35	47	N/A	36	\$234,900	\$147,500	N/A	\$229,000
Southwest Medford	46	97.9%	1	2.1%	0	0.0%	47	40	N/A	N/A	39	\$278,500	N/A	N/A	\$277,000
East Medford	233	96.7%	8	3.3%	0	0.0%	241	36	56	N/A	36	\$315,000	\$324,475	N/A	\$315,000
Central Point	97	97.0%	3	3.0%	0	0.0%	100	27	N/A	N/A	27	\$276,500	N/A	N/A	\$275,750
White City	29	100.0%	0	0.0%	0	0.0%	29	19	N/A	N/A	19	\$234,000	N/A	N/A	\$234,000
Eagle Point	51	94.4%	3	5.6%	0	0.0%	54	35	N/A	N/A	37	\$315,000	N/A	N/A	\$311,000
Shady Cove / Trail	9	100.0%	0	0.0%	0	0.0%	9	91	N/A	N/A	91	\$345,000	N/A	N/A	\$345,000
Gold Hill & Rogue River	19	100.0%	0	0.0%	0	0.0%	19	65	N/A	N/A	65	\$250,000	N/A	N/A	\$250,000
URBAN TOTALS	726	96.9%	23	3.1%	0	0.0%	749	45	64	N/A	45	\$300,000	\$195,000	N/A	\$300,000

ALL HOMES ON MARKET (including rural) - 10/31/19

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	213	98.2%	4	1.8%	0	0.0%	217
Talent	43	100.0%	0	0.0%	0	0.0%	43
Phoenix	28	93.3%	0	0.0%	2	6.7%	30
Jacksonville	56	98.2%	1	1.8%	0	0.0%	57
Northwest Medford	23	100.0%	0	0.0%	0	0.0%	23
West Medford	44	100.0%	0	0.0%	0	0.0%	44
Southwest Medford	43	93.5%	3	6.5%	0	0.0%	46
East Medford	206	97.2%	5	2.4%	1	0.5%	212
Central Point	64	97.0%	2	3.0%	0	0.0%	66
White City	25	96.2%	0	0.0%	1	3.8%	26
Eagle Point	69	100.0%	0	0.0%	0	0.0%	69
Shady Cove / Trail	41	97.6%	1	2.4%	0	0.0%	42
Gold Hill & Rogue River	94	97.9%	2	2.1%	0	0.0%	96
Other Areas	93	100.0%	0	0.0%	0	0.0%	93
COUNTY TOTALS	1042	97.9%	18	1.7%	4	0.4%	1064

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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