



JACKSON CO EXISTING HOME SALES - October 1, 2019 through December 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2018 vs Dec 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	82	85	74	91	\$396,000	\$414,500	\$465,000	17.4%	12.2%	\$394,000	\$409,275
Talent	22	15	59	77	\$227,500	\$322,000	\$290,000	27.5%	-9.9%	\$319,000	\$298,500
Phoenix	15	23	46	44	\$195,000	\$269,300	\$280,000	43.6%	4.0%	N/A	\$262,500
Jacksonville	17	21	51	116	\$395,000	\$550,000	\$510,000	29.1%	-7.3%	\$550,000	\$430,000
Northwest Medford	32	19	30	23	\$155,000	\$254,950	\$267,000	72.3%	4.7%	\$256,000	N/A
West Medford	50	46	40	37	\$120,550	\$196,000	\$229,500	90.4%	17.1%	\$199,000	\$232,000
Southwest Medford	41	48	20	34	\$186,250	\$267,000	\$282,500	51.7%	5.8%	\$288,000	\$290,000
East Medford	195	219	46	48	\$219,000	\$304,000	\$308,000	40.6%	1.3%	\$304,500	\$305,000
Central Point	80	101	33	40	\$183,500	\$259,751	\$295,000	60.8%	13.6%	\$270,000	\$327,000
White City	34	22	30	33	\$154,000	\$229,950	\$231,500	50.3%	0.7%	\$229,950	\$232,000
Eagle Point	40	48	44	31	\$223,000	\$282,500	\$287,450	28.9%	1.8%	\$277,500	\$264,000
Shady Cove / Trail	12	13	76	72	\$177,445	\$352,450	\$305,000	71.9%	-13.5%	N/A	N/A
Gold Hill & Rogue River	16	17	62	37	\$135,200	\$223,250	\$235,000	73.8%	5.3%	N/A	\$235,000
URBAN TOTALS	636	677	46	51	\$207,000	\$280,000	\$299,900	44.9%	7.1%	\$292,500	\$306,500

JACKSON CO NEW HOME SALES - October 1, 2019 through December 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2018 vs Dec 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	6	181	158	\$441,150	\$643,973	\$449,950	2.0%	-30.1%	N/A	\$422,500
Talent	2	4	N/A	156	N/A	N/A	\$346,060	N/A	N/A	N/A	N/A
Phoenix	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	5	2	0	N/A	\$310,631	\$650,000	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	5	N/A	73	\$208,786	N/A	\$243,000	16.4%	N/A	N/A	\$243,000
West Medford	3	2	110	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	5	6	94	62	\$233,500	\$327,990	\$352,400	50.9%	7.4%	N/A	\$345,000
East Medford	33	27	21	44	\$329,900	\$389,400	\$389,900	18.2%	0.1%	\$391,000	N/A
Central Point	6	4	42	73	\$233,700	\$281,950	\$367,500	57.3%	30.3%	N/A	N/A
White City	5	8	37	59	\$188,400	\$269,900	\$244,900	30.0%	-9.3%	N/A	\$244,900
Eagle Point	11	17	83	74	\$230,000	\$340,000	\$314,900	36.9%	-7.4%	N/A	\$380,000
Shady Cove / Trail	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	1	N/A	N/A	\$181,200	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	76	83	50	71	\$237,900	\$343,103	\$343,697	44.5%	0.2%	\$350,000	\$352,500

JACKSON CO RURAL HOME SALES - October 1, 2019 through December 31, 2019											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2018 vs Dec 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	56	62	73	72	\$277,000	\$319,900	\$368,750	33.1%	15.3%	\$354,000	\$396,500
5 - 10 Acres	36	41	112	121	\$328,500	\$425,250	\$420,000	27.9%	-1.2%	\$415,000	\$420,000
Over 10 Acres	25	33	163	174	\$470,000	\$458,000	\$687,500	46.3%	50.1%	\$396,500	\$640,875
RURAL TOTALS	117	136	104	112	\$315,000	\$370,000	\$415,000	31.7%	12.2%	\$368,500	\$420,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 12/31/18	Active 12/31/19	% Change
Ashland	181	165	-8.8%
Talent	39	33	-15.4%
Phoenix	28	16	-42.9%
Jacksonville	50	37	-26.0%
Northwest Medford	14	5	-64.3%
West Medford	33	38	15.2%
Southwest Medford	55	32	-41.8%
East Medford	209	156	-25.4%
Central Point	77	47	-39.0%
White City	20	24	20.0%
Eagle Point	76	56	-26.3%
Shady Cove / Trail	36	30	-16.7%
Gold Hill & Rogue River	93	64	-31.2%
Other Areas	85	80	-5.9%
COUNTY TOTALS	996	783	-21.4%

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 - October 1, 2019 through December 31, 2019

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31			Dec 2018 vs Dec 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2018	Median \$ 2019	1-year % Change	Median \$	Median \$
Ashland	2	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	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	6	6	44	38	\$262,250	\$384,600	46.7%	N/A	N/A
Central Point	2	6	N/A	56	N/A	\$280,000	N/A	N/A	N/A
White City	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	1	5	N/A	18	N/A	\$209,000	N/A	N/A	N/A
Shady Cove / Trail	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	21	22	59	55	\$205,000	\$216,025	5.4%	\$250,000	\$290,100

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

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Oct 1 - Dec 31							Oct 1 - Dec 31				Oct 1 - Dec 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	84	98.8%	1	1.2%	0	0.0%	85	88	N/A	N/A	91	\$467,500	N/A	N/A	\$465,000
Talent	15	100.0%	0	0.0%	0	0.0%	15	77	N/A	N/A	77	\$290,000	N/A	N/A	\$290,000
Phoenix	21	91.3%	2	8.7%	0	0.0%	23	41	N/A	N/A	44	\$287,000	N/A	N/A	\$280,000
Jacksonville	21	100.0%	0	0.0%	0	0.0%	21	116	N/A	N/A	116	\$510,000	N/A	N/A	\$510,000
Northwest Medford	19	100.0%	0	0.0%	0	0.0%	19	23	N/A	N/A	23	\$267,000	N/A	N/A	\$267,000
West Medford	45	97.8%	1	2.2%	0	0.0%	46	36	N/A	N/A	37	\$230,000	N/A	N/A	\$229,500
Southwest Medford	48	100.0%	0	0.0%	0	0.0%	48	34	N/A	N/A	34	\$282,500	N/A	N/A	\$282,500
East Medford	213	97.3%	6	2.7%	0	0.0%	219	49	38	N/A	48	\$307,000	\$384,600	N/A	\$308,000
Central Point	95	94.1%	6	5.9%	0	0.0%	101	39	56	N/A	40	\$295,000	\$280,000	N/A	\$295,000
White City	21	95.5%	1	4.5%	0	0.0%	22	34	N/A	N/A	33	\$232,000	N/A	N/A	\$231,500
Eagle Point	43	89.6%	4	8.3%	1	2.1%	48	32	21	N/A	31	\$295,000	\$195,105	N/A	\$287,450
Shady Cove / Trail	13	100.0%	0	0.0%	0	0.0%	13	72	N/A	N/A	72	\$305,000	N/A	N/A	\$305,000
Gold Hill & Rogue River	17	100.0%	0	0.0%	0	0.0%	17	37	N/A	N/A	37	\$235,000	N/A	N/A	\$235,000
URBAN TOTALS	655	96.8%	21	3.1%	1	0.1%	677	51	57	N/A	51	\$300,000	\$211,050	N/A	\$299,900

ALL HOMES ON MARKET (including rural) - 12/31/19

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	160	97.0%	5	3.0%	0	0.0%	165
Talent	33	100.0%	0	0.0%	0	0.0%	33
Phoenix	15	93.8%	0	0.0%	1	6.3%	16
Jacksonville	36	97.3%	1	2.7%	0	0.0%	37
Northwest Medford	4	80.0%	1	20.0%	0	0.0%	5
West Medford	35	92.1%	3	7.9%	0	0.0%	38
Southwest Medford	31	96.9%	1	3.1%	0	0.0%	32
East Medford	151	96.8%	5	3.2%	0	0.0%	156
Central Point	46	97.9%	1	2.1%	0	0.0%	47
White City	23	95.8%	0	0.0%	1	4.2%	24
Eagle Point	55	98.2%	0	0.0%	1	1.8%	56
Shady Cove / Trail	29	96.7%	1	3.3%	0	0.0%	30
Gold Hill & Rogue River	64	100.0%	0	0.0%	0	0.0%	64
Other Areas	78	97.5%	2	2.5%	0	0.0%	80
COUNTY TOTALS	760	97.1%	20	2.6%	3	0.4%	783

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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