



JACKSON CO EXISTING HOME SALES - September 1, 2019 through November 30, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2018 vs Nov 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	74	84	52	91	\$377,000	\$437,500	\$498,500	32.2%	13.9%	\$440,000	\$512,000
Talent	24	14	49	74	\$215,000	\$311,750	\$286,000	33.0%	-8.3%	\$301,500	\$270,000
Phoenix	18	17	44	45	\$179,900	\$285,000	\$280,000	55.6%	-1.8%	N/A	\$339,975
Jacksonville	15	18	46	76	\$273,500	\$545,000	\$440,000	60.9%	-19.3%	\$515,000	\$479,000
Northwest Medford	35	24	30	29	\$167,000	\$249,000	\$266,000	59.3%	6.8%	\$260,000	\$270,000
West Medford	50	64	40	40	\$120,550	\$195,000	\$224,000	85.8%	14.9%	\$189,000	\$227,750
Southwest Medford	49	41	21	42	\$185,000	\$267,000	\$280,000	51.4%	4.9%	\$279,750	\$289,000
East Medford	223	237	42	41	\$216,000	\$306,000	\$310,000	43.5%	1.3%	\$315,000	\$297,000
Central Point	72	92	29	36	\$187,000	\$251,750	\$282,250	50.9%	12.1%	\$241,200	\$315,000
White City	40	27	22	28	\$151,735	\$225,185	\$230,000	51.6%	2.1%	\$229,900	\$240,000
Eagle Point	48	48	39	38	\$219,250	\$282,500	\$304,500	38.9%	7.8%	\$272,000	\$256,300
Shady Cove / Trail	16	14	74	74	\$164,950	\$316,200	\$325,000	97.0%	2.8%	\$328,750	\$260,000
Gold Hill & Rogue River	18	18	36	50	\$139,600	\$230,000	\$244,750	75.3%	6.4%	\$171,100	\$213,500
URBAN TOTALS	682	698	39	48	\$205,000	\$280,000	\$295,500	44.1%	5.5%	\$272,250	\$296,500

JACKSON CO NEW HOME SALES - September 1, 2019 through November 30, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2018 vs Nov 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	6	134	222	\$398,650	\$649,780	\$464,500	16.5%	-28.5%	N/A	N/A
Talent	2	3	N/A	197	\$268,338	N/A	N/A	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	4	3	0	326	\$250,000	\$637,500	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	0	N/A	N/A	\$199,458	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	6	3	31	24	N/A	\$282,450	N/A	N/A	N/A	N/A	N/A
East Medford	37	36	46	63	\$350,000	\$399,000	\$387,450	10.7%	-2.9%	\$365,201	\$387,450
Central Point	7	9	60	189	\$237,950	\$289,900	\$325,000	36.6%	12.1%	N/A	N/A
White City	6	10	31	55	\$180,000	\$264,950	\$209,450	16.4%	-20.9%	N/A	\$190,900
Eagle Point	12	17	71	78	\$230,000	\$337,875	\$309,900	34.7%	-8.3%	N/A	N/A
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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	86	91	58	99	\$240,450	\$361,201	\$340,000	41.4%	-5.9%	\$338,377	\$351,749

JACKSON CO RURAL HOME SALES - September 1, 2019 through November 30, 2019											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2018 vs Nov 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	62	73	64	64	\$262,500	\$302,500	\$349,900	33.3%	15.7%	\$310,000	\$377,500
5 - 10 Acres	31	33	75	98	\$261,000	\$437,500	\$446,000	70.9%	1.9%	\$445,000	\$464,500
Over 10 Acres	24	36	169	120	\$450,000	\$535,000	\$548,250	21.8%	2.5%	\$486,500	\$695,000
RURAL TOTALS	117	142	89	86	\$289,000	\$380,000	\$394,500	36.5%	3.8%	\$390,000	\$394,500

ALL HOMES ON MARKET (includes rural)			
Area	Active 11/30/18	Active 11/30/19	% Change
Ashland	195	181	-7.2%
Talent	41	44	7.3%
Phoenix	38	21	-44.7%
Jacksonville	56	45	-19.6%
Northwest Medford	14	14	0.0%
West Medford	42	41	-2.4%
Southwest Medford	56	39	-30.4%
East Medford	254	181	-28.7%
Central Point	84	55	-34.5%
White City	26	24	-7.7%
Eagle Point	77	62	-19.5%
Shady Cove / Trail	40	40	0.0%
Gold Hill & Rogue River	112	80	-28.6%
Other Areas	86	89	3.5%
COUNTY TOTALS	1121	916	-18.3%

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 - September 1, 2019 through November 30, 2019									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30			Nov 2018 vs Nov 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2018	Median \$ 2019	1-year % Change	Median \$	Median \$
Ashland	1	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	3	3	20	40	N/A	N/A	N/A	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	6	44	35	\$262,250	\$303,525	15.7%	N/A	N/A
Central Point	2	4	N/A	72	N/A	\$280,000	N/A	N/A	N/A
White City	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	1	3	N/A	28	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	3	0	63	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	22	20	56	59	\$198,500	\$210,025	5.8%	\$274,750	\$286,450

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - September 1, 2019 through November 30, 2019															
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	83	98.8%	1	1.2%	0	0.0%	84	88	N/A	N/A	91	\$502,000	N/A	N/A	\$498,500
Talent	14	100.0%	0	0.0%	0	0.0%	14	74	N/A	N/A	74	\$286,000	N/A	N/A	\$286,000
Phoenix	15	88.2%	2	11.8%	0	0.0%	17	42	N/A	N/A	45	\$294,400	N/A	N/A	\$280,000
Jacksonville	18	100.0%	0	0.0%	0	0.0%	18	76	N/A	N/A	76	\$440,000	N/A	N/A	\$440,000
Northwest Medford	24	100.0%	0	0.0%	0	0.0%	24	29	N/A	N/A	29	\$266,000	N/A	N/A	\$266,000
West Medford	61	95.3%	3	4.7%	0	0.0%	64	40	N/A	N/A	40	\$225,000	N/A	N/A	\$224,000
Southwest Medford	40	97.6%	1	2.4%	0	0.0%	41	43	N/A	N/A	42	\$281,500	N/A	N/A	\$280,000
East Medford	231	97.5%	6	2.5%	0	0.0%	237	41	35	N/A	41	\$310,000	\$303,525	N/A	\$310,000
Central Point	88	95.7%	4	4.3%	0	0.0%	92	35	72	N/A	36	\$282,250	\$280,000	N/A	\$282,250
White City	27	100.0%	0	0.0%	0	0.0%	27	28	N/A	N/A	28	\$230,000	N/A	N/A	\$230,000
Eagle Point	45	93.8%	3	6.3%	0	0.0%	48	39	N/A	N/A	38	\$309,000	N/A	N/A	\$304,500
Shady Cove / Trail	14	100.0%	0	0.0%	0	0.0%	14	74	N/A	N/A	74	\$325,000	N/A	N/A	\$325,000
Gold Hill & Rogue River	18	100.0%	0	0.0%	0	0.0%	18	50	N/A	N/A	50	\$244,750	N/A	N/A	\$244,750
URBAN TOTALS	678	97.1%	20	2.9%	0	0.0%	698	47	59	N/A	48	\$297,750	\$210,025	N/A	\$295,500

ALL HOMES ON MARKET (including rural) - 11/30/19							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	176	97.2%	5	2.8%	0	0.0%	181
Talent	44	100.0%	0	0.0%	0	0.0%	44
Phoenix	21	100.0%	0	0.0%	0	0.0%	21
Jacksonville	45	100.0%	0	0.0%	0	0.0%	45
Northwest Medford	14	100.0%	0	0.0%	0	0.0%	14
West Medford	40	97.6%	1	2.4%	0	0.0%	41
Southwest Medford	38	97.4%	1	2.6%	0	0.0%	39
East Medford	177	97.8%	4	2.2%	0	0.0%	181
Central Point	53	96.4%	2	3.6%	0	0.0%	55
White City	23	95.8%	0	0.0%	1	4.2%	24
Eagle Point	62	100.0%	0	0.0%	0	0.0%	62
Shady Cove / Trail	38	95.0%	2	5.0%	0	0.0%	40
Gold Hill & Rogue River	78	97.5%	2	2.5%	0	0.0%	80
Other Areas	88	98.9%	1	1.1%	0	0.0%	89
COUNTY TOTALS	897	97.9%	18	2.0%	1	0.1%	916

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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