



| JACKSON CO EXISTING HOME SALES - January 1 through December 31, 2019 | | | | | | | | | |
|--|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|
| AREA | ACTIVITY | | DAYS ON MKT | | PRICING | | | | |
| | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | | | |
| | # Sold 2018 | # Sold 2019 | Average 2018 | Average 2019 | Median \$ 2014 | Median \$ 2018 | Median \$ 2019 | 5-year % Change | 1-year % Change |
| Ashland | 361 | 341 | 62 | 79 | \$362,000 | \$432,500 | \$475,000 | 31.2% | 9.8% |
| Talent | 91 | 71 | 40 | 51 | \$205,000 | \$310,000 | \$290,000 | 41.5% | -6.5% |
| Phoenix | 75 | 75 | 31 | 43 | \$192,000 | \$267,000 | \$275,000 | 43.2% | 3.0% |
| Jacksonville | 63 | 61 | 50 | 88 | \$315,000 | \$479,900 | \$450,000 | 42.9% | -6.2% |
| Northwest Medford | 114 | 97 | 25 | 33 | \$157,450 | \$241,750 | \$247,000 | 56.9% | 2.2% |
| West Medford | 206 | 216 | 33 | 33 | \$125,000 | \$203,350 | \$223,000 | 78.4% | 9.7% |
| Southwest Medford | 182 | 156 | 25 | 33 | \$190,000 | \$265,000 | \$278,500 | 46.6% | 5.1% |
| East Medford | 860 | 903 | 38 | 43 | \$224,700 | \$304,750 | \$310,000 | 38.0% | 1.7% |
| Central Point | 344 | 341 | 32 | 34 | \$178,000 | \$265,000 | \$279,900 | 57.2% | 5.6% |
| White City | 142 | 121 | 21 | 25 | \$149,000 | \$220,000 | \$232,000 | 55.7% | 5.5% |
| Eagle Point | 202 | 191 | 43 | 42 | \$225,000 | \$279,500 | \$303,000 | 34.7% | 8.4% |
| Shady Cove / Trail | 53 | 50 | 67 | 70 | \$154,950 | \$269,900 | \$285,000 | 83.9% | 5.6% |
| Gold Hill & Rogue River | 79 | 81 | 43 | 40 | \$155,000 | \$222,500 | \$235,000 | 51.6% | 5.6% |
| COUNTY TOTALS | 2777 | 2710 | 39 | 45 | \$208,000 | \$280,000 | \$292,500 | 40.6% | 4.5% |

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|---|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|
| AREA | ACTIVITY | | DAYS ON MKT | | PRICING | | | | |
| | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | | | |
| | # Sold 2018 | # Sold 2019 | Average 2018 | Average 2019 | Median \$ 2014 | Median \$ 2018 | Median \$ 2019 | 5-year % Change | 1-year % Change |
| Ashland | 19 | 29 | 153 | 144 | \$442,500 | \$555,000 | \$499,900 | 13.0% | -9.9% |
| Talent | 8 | 12 | 44 | 144 | \$238,950 | \$366,750 | \$346,000 | 44.8% | -5.7% |
| Phoenix | 3 | 9 | 127 | 103 | N/A | N/A | \$237,900 | N/A | N/A |
| Jacksonville | 2 | 6 | N/A | 201 | \$255,000 | N/A | \$613,500 | 140.6% | N/A |
| Northwest Medford | 2 | 6 | N/A | 71 | \$225,000 | N/A | \$246,500 | 9.6% | N/A |
| West Medford | 13 | 8 | 43 | 39 | \$161,703 | \$269,900 | \$274,900 | 70.0% | 1.9% |
| Southwest Medford | 35 | 43 | 51 | 80 | \$223,500 | \$309,900 | \$319,900 | 43.1% | 3.2% |
| East Medford | 108 | 128 | 52 | 62 | \$350,000 | \$399,000 | \$389,965 | 11.4% | -2.3% |
| Central Point | 17 | 24 | 75 | 102 | \$235,000 | \$363,075 | \$341,105 | 45.2% | -6.1% |
| White City | 28 | 32 | 35 | 45 | \$182,800 | \$256,950 | \$243,900 | 33.4% | -5.1% |
| Eagle Point | 51 | 52 | 82 | 79 | \$232,500 | \$356,900 | \$331,200 | 42.5% | -7.2% |
| Shady Cove / Trail | 5 | 2 | 27 | N/A | N/A | \$259,000 | N/A | N/A | N/A |
| Gold Hill & Rogue River | 9 | 2 | 82 | N/A | \$178,900 | \$231,200 | N/A | N/A | N/A |
| COUNTY TOTALS | 300 | 354 | 64 | 81 | \$243,123 | \$343,653 | \$349,900 | 43.9% | 1.8% |

| JACKSON CO RURAL HOME SALES - January 1 through December 31, 2019 | | | | | | | | | | | |
|---|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
| ACREAGE | ACTIVITY | | DAYS ON MKT | | PRICING | | | | | Dec 2018 vs Dec 2019 | |
| | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | | | | | |
| | # 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 | 300 | 326 | 68 | 71 | \$263,250 | \$350,000 | \$375,000 | 42.5% | 7.1% | \$305,000 | \$375,000 |
| 5 - 10 Acres | 163 | 177 | 93 | 96 | \$310,000 | \$413,000 | \$420,000 | 35.5% | 1.7% | \$341,250 | \$422,500 |
| Over 10 Acres | 128 | 143 | 142 | 125 | \$389,325 | \$532,500 | \$525,000 | 34.8% | -1.4% | \$416,200 | \$525,000 |
| RURAL TOTALS | 591 | 646 | 91 | 90 | \$300,000 | \$400,000 | \$416,750 | 38.9% | 4.2% | \$361,250 | \$415,000 |

| JACKSON CO EXISTING HOME SALES: DISTRESSED SALE COMPARISONS - January 1 through December 31, 2019 | | | | | | | | | | | | | | | |
|---|---------------------|--------------|-----------|-------------|----------|-------------|-------------|------------------------|-----------|------------|-----------|------------------|------------------|------------|------------------|
| AREA | CLOSED TRANSACTIONS | | | | | | | AVERAGE DAYS ON MARKET | | | | MEDIAN PRICING | | | |
| | Jan 1 - Dec 31 | | | | | | | Jan 1 - Dec 31 | | | | Jan 1 - Dec 31 | | | |
| | Normal | Normal % | REO | REO % | Short | Short % | All | Normal | REO | Short | All | Normal | REO | Short | All |
| Ashland | 339 | 99.4% | 2 | 0.6% | 0 | 0.0% | 341 | 76 | N/A | N/A | 79 | \$475,000 | N/A | N/A | \$475,000 |
| Talent | 70 | 98.6% | 1 | 1.4% | 0 | 0.0% | 71 | 46 | N/A | N/A | 51 | \$292,500 | N/A | N/A | \$290,000 |
| Phoenix | 74 | 98.7% | 1 | 1.3% | 0 | 0.0% | 75 | 44 | N/A | N/A | 43 | \$275,000 | N/A | N/A | \$275,000 |
| Jacksonville | 60 | 98.4% | 1 | 1.6% | 0 | 0.0% | 61 | 89 | N/A | N/A | 88 | \$447,500 | N/A | N/A | \$450,000 |
| Northwest Medford | 96 | 99.0% | 1 | 1.0% | 0 | 0.0% | 97 | 33 | N/A | N/A | 33 | \$248,450 | N/A | N/A | \$247,000 |
| West Medford | 207 | 95.8% | 9 | 4.2% | 0 | 0.0% | 216 | 34 | 30 | N/A | 33 | \$224,000 | \$161,000 | N/A | \$223,000 |
| Southwest Medford | 152 | 97.4% | 3 | 1.9% | 1 | 0.6% | 156 | 33 | N/A | N/A | 33 | \$279,950 | N/A | N/A | \$278,500 |
| East Medford | 895 | 99.1% | 7 | 0.8% | 1 | 0.1% | 903 | 42 | 61 | N/A | 43 | \$310,000 | \$187,950 | N/A | \$310,000 |
| Central Point | 329 | 96.5% | 12 | 3.5% | 0 | 0.0% | 341 | 34 | 46 | N/A | 34 | \$282,000 | \$192,500 | N/A | \$279,900 |
| White City | 115 | 95.0% | 5 | 4.1% | 1 | 0.8% | 121 | 23 | 34 | N/A | 25 | \$233,000 | \$155,000 | N/A | \$232,000 |
| Eagle Point | 184 | 96.3% | 7 | 3.7% | 0 | 0.0% | 191 | 41 | 61 | N/A | 42 | \$307,000 | \$256,000 | N/A | \$303,000 |
| Shady Cove / Trail | 49 | 98.0% | 1 | 2.0% | 0 | 0.0% | 50 | 71 | N/A | N/A | 70 | \$285,000 | N/A | N/A | \$285,000 |
| Gold Hill & Rogue River | 79 | 97.5% | 2 | 2.5% | 0 | 0.0% | 81 | 40 | N/A | N/A | 40 | \$235,000 | N/A | N/A | \$235,000 |
| COUNTY TOTALS | 2655 | 98.0% | 52 | 1.9% | 3 | 0.1% | 2710 | 45 | 68 | N/A | 45 | \$295,000 | \$187,475 | N/A | \$292,500 |



| JOSEPHINE CO EXISTING HOME SALES - January 1 through December 31, 2019 | | | | | | | | | |
|--|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|
| AREA | ACTIVITY | | DAYS ON MKT | | PRICING | | | | |
| | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | | | |
| | # Sold 2018 | # Sold 2019 | Average 2018 | Average 2019 | Median \$ 2014 | Median \$ 2018 | Median \$ 2019 | 5-year % Change | 1-year % Change |
| Northwest Grants Pass | 192 | 199 | 38 | 47 | \$210,000 | \$246,500 | \$263,500 | 25.5% | 6.9% |
| Northeast Grants Pass | 127 | 134 | 44 | 40 | \$165,000 | \$239,000 | \$255,000 | 54.5% | 6.7% |
| Southwest Grants Pass | 142 | 155 | 32 | 44 | \$177,000 | \$275,000 | \$279,900 | 58.1% | 1.8% |
| Southeast Grants Pass | 131 | 128 | 35 | 46 | \$182,500 | \$255,000 | \$290,000 | 58.9% | 13.7% |
| Illinois Vly/Cave Jct | 38 | 39 | 61 | 73 | \$156,000 | \$175,000 | \$195,000 | 25.0% | 11.4% |
| URBAN TOTALS | 630 | 655 | 39 | 46 | \$176,720 | \$250,000 | \$267,000 | 51.1% | 6.8% |

| JOSEPHINE CO NEW HOME SALES - January 1 through December 31, 2019 | | | | | | | | | |
|---|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|
| AREA | ACTIVITY | | DAYS ON MKT | | PRICING | | | | |
| | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | | | |
| | # Sold 2018 | # Sold 2019 | Average 2018 | Average 2019 | Median \$ 2014 | Median \$ 2018 | Median \$ 2019 | 5-year % Change | 1-year % Change |
| Northwest Grants Pass | 4 | 4 | 24 | 257 | \$255,000 | \$337,500 | \$397,000 | 55.7% | 17.6% |
| Northeast Grants Pass | 5 | 4 | 62 | 125 | N/A | \$367,000 | \$301,250 | N/A | -17.9% |
| Southwest Grants Pass | 10 | 15 | 12 | 29 | \$208,500 | \$287,250 | \$299,900 | 43.8% | 4.4% |
| Southeast Grants Pass | 9 | 15 | 54 | 73 | N/A | \$329,000 | \$384,000 | N/A | 16.7% |
| Illinois Vly/Cave Jct | 2 | 13 | N/A | 73 | N/A | N/A | \$253,450 | N/A | N/A |
| URBAN TOTALS | 30 | 51 | 46 | 79 | \$220,750 | \$292,250 | \$299,000 | 35.4% | 2.3% |

| JOSEPHINE CO RURAL HOME SALES - January 1 through December 31, 2019 | | | | | | | | | | | |
|---|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
| ACREAGE | ACTIVITY | | DAYS ON MKT | | PRICING | | | | | Dec 2018 vs Dec 2019 | |
| | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | Jan 1 - Dec 31 | | | | | | |
| | # 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 | 336 | 333 | 56 | 64 | \$238,625 | \$320,000 | \$340,000 | 42.5% | 6.3% | \$315,000 | \$340,000 |
| 5 - 10 Acres | 173 | 190 | 73 | 101 | \$252,000 | \$345,000 | \$311,500 | 23.6% | -9.7% | \$387,400 | \$311,000 |
| Over 10 Acres | 52 | 79 | 143 | 149 | \$310,000 | \$426,500 | \$540,000 | 74.2% | 26.6% | \$462,000 | \$500,000 |
| RURAL TOTALS | 561 | 602 | 70 | 87 | \$247,500 | \$332,900 | \$345,000 | 39.4% | 3.6% | \$348,900 | \$345,000 |

| JOSEPHINE CO EXISTING HOME SALES: DISTRESSED SALE COMPARISONS - January 1 through December 31, 2019 | | | | | | | | | | | | | | | |
|---|---------------------|--------------|-----------|-------------|----------|-------------|------------|------------------------|-----------|------------|-----------|------------------|------------------|------------|------------------|
| AREA | CLOSED TRANSACTIONS | | | | | | | AVERAGE DAYS ON MARKET | | | | MEDIAN PRICING | | | |
| | Jan 1 - Dec 31 | | | | | | | Jan 1 - Dec 31 | | | | Jan 1 - Dec 31 | | | |
| | Normal | Normal % | REO | REO % | Short | Short % | All | Normal | REO | Short | All | Normal | REO | Short | All |
| Northwest Grants Pass | 194 | 97.5% | 4 | 2.0% | 1 | 0.5% | 199 | 46 | 96 | N/A | 47 | \$264,900 | \$235,000 | N/A | \$263,500 |
| Northeast Grants Pass | 132 | 98.5% | 1 | 0.7% | 1 | 0.7% | 134 | 40 | N/A | N/A | 40 | \$255,000 | N/A | N/A | \$255,000 |
| Southwest Grants Pass | 151 | 97.4% | 4 | 2.6% | 0 | 0.0% | 155 | 44 | 34 | N/A | 44 | \$280,000 | \$192,805 | N/A | \$279,900 |
| Southeast Grants Pass | 128 | 100.0% | 0 | 0.0% | 0 | 0.0% | 128 | 46 | N/A | N/A | 46 | \$290,000 | N/A | N/A | \$290,000 |
| Illinois Vly/Cave Jct | 37 | 94.9% | 2 | 5.1% | 0 | 0.0% | 39 | 75 | N/A | N/A | 73 | \$200,000 | N/A | N/A | \$195,000 |
| URBAN TOTALS | 642 | 98.0% | 11 | 1.7% | 2 | 0.3% | 655 | 46 | 55 | N/A | 46 | \$268,513 | \$155,000 | N/A | \$267,000 |

Distressed property sales are not foreclosure rates. Median prices reflect overall market trends and are not a measure of pricing for individual properties. Statistics are based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service. For more information, visit roguevalleyrealtors.org.