



JACKSON CO EXISTING HOME SALES - November 1, 2019 through January 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2019 vs Jan 2020	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	69	70	78	74	\$336,500	\$410,000	\$434,438	29.1%	6.0%	\$440,000	\$385,000
Talent	18	17	57	84	\$215,000	\$298,500	\$267,500	24.4%	-10.4%	N/A	\$265,000
Phoenix	10	20	49	47	\$222,500	\$277,150	\$283,500	27.4%	2.3%	\$285,000	N/A
Jacksonville	12	22	47	106	\$437,500	\$515,000	\$453,250	3.6%	-12.0%	N/A	\$456,500
Northwest Medford	21	15	38	30	\$152,450	\$260,000	\$270,000	77.1%	3.8%	\$253,000	\$267,250
West Medford	45	36	43	41	\$130,000	\$199,000	\$229,500	76.5%	15.3%	\$200,000	\$229,000
Southwest Medford	29	39	27	31	\$192,000	\$272,000	\$290,000	51.0%	6.6%	\$229,375	\$310,000
East Medford	172	178	49	55	\$220,000	\$306,500	\$299,750	36.3%	-2.2%	\$302,500	\$288,000
Central Point	73	83	35	43	\$180,000	\$259,990	\$304,900	69.4%	17.3%	\$258,000	\$288,950
White City	34	20	33	28	\$150,000	\$229,450	\$230,500	53.7%	0.5%	\$229,000	\$230,000
Eagle Point	30	39	41	34	\$240,000	\$285,000	\$279,210	16.3%	-2.0%	\$295,000	\$322,900
Shady Cove / Trail	11	9	69	54	\$177,445	\$278,000	\$285,000	60.6%	2.5%	\$267,500	N/A
Gold Hill & Rogue River	17	12	44	39	\$142,600	\$200,000	\$230,000	61.3%	15.0%	\$182,175	N/A
<b>URBAN TOTALS</b>	<b>541</b>	<b>560</b>	<b>48</b>	<b>52</b>	<b>\$208,500</b>	<b>\$276,500</b>	<b>\$299,925</b>	<b>43.8%</b>	<b>8.5%</b>	<b>\$260,750</b>	<b>\$304,200</b>

JACKSON CO NEW HOME SALES - November 1, 2019 through January 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2019 vs Jan 2020	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	1	5	N/A	154	\$449,593	N/A	\$450,000	0.1%	N/A	N/A	N/A
Talent	3	3	93	223	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	4	1	1	N/A	\$291,500	\$650,000	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	6	N/A	105	\$229,142	N/A	\$245,500	7.1%	N/A	N/A	N/A
West Medford	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	6	8	139	54	N/A	\$327,500	\$352,400	N/A	7.6%	N/A	N/A
East Medford	33	28	19	58	\$330,043	\$355,402	\$392,450	18.9%	10.4%	\$339,592	\$360,990
Central Point	7	4	22	94	\$232,500	\$342,900	\$396,858	70.7%	15.7%	N/A	N/A
White City	5	9	56	56	\$189,900	\$260,000	\$228,550	20.4%	-12.1%	N/A	N/A
Eagle Point	6	10	77	93	\$234,950	\$345,375	\$317,400	35.1%	-8.1%	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	1	0	N/A	N/A	\$185,575	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>69</b>	<b>74</b>	<b>44</b>	<b>80</b>	<b>\$246,183</b>	<b>\$343,305</b>	<b>\$342,300</b>	<b>39.0%</b>	<b>-0.3%</b>	<b>\$345,950</b>	<b>\$337,377</b>

JACKSON CO RURAL HOME SALES - November 1, 2019 through January 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jan 2019 vs Jan 2020	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	45	57	63	84	\$265,000	\$330,000	\$379,000	43.0%	14.8%	\$295,000	\$365,000
5 - 10 Acres	39	38	116	132	\$328,000	\$445,000	\$457,500	39.5%	2.8%	\$435,000	\$500,000
Over 10 Acres	19	29	147	182	\$420,000	\$458,000	\$605,000	44.0%	32.1%	\$599,000	\$460,000
<b>RURAL TOTALS</b>	<b>103</b>	<b>123</b>	<b>98</b>	<b>122</b>	<b>\$304,250</b>	<b>\$390,000</b>	<b>\$400,000</b>	<b>31.5%</b>	<b>2.6%</b>	<b>\$392,000</b>	<b>\$400,000</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 01/31/19	Active 01/31/20	% Change
Ashland	178	135	-24.2%
Talent	38	37	-2.6%
Phoenix	32	15	-53.1%
Jacksonville	54	35	-35.2%
Northwest Medford	17	8	-52.9%
West Medford	29	32	10.3%
Southwest Medford	55	30	-45.5%
East Medford	186	138	-25.8%
Central Point	78	40	-48.7%
White City	13	21	61.5%
Eagle Point	82	56	-31.7%
Shady Cove / Trail	37	31	-16.2%
Gold Hill & Rogue River	94	71	-24.5%
Other Areas	88	80	-9.1%
<b>COUNTY TOTALS</b>	<b>981</b>	<b>729</b>	<b>-25.7%</b>

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 - November 1, 2019 through January 31, 2020**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2019 vs Jan 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Ashland	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	1	0	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
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	3	0	44	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	3	0	23	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	5	3	47	21	\$271,500	N/A	N/A	N/A	N/A
Central Point	2	4	N/A	64	N/A	\$266,950	N/A	N/A	N/A
White City	3	1	90	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	1	4	N/A	19	N/A	\$215,000	N/A	N/A	N/A
Shady Cove / Trail	3	0	67	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
<b>URBAN TOTALS</b>	<b>24</b>	<b>12</b>	<b>73</b>	<b>34</b>	<b>\$193,500</b>	<b>\$290,100</b>	<b>49.9%</b>	<b>\$182,788</b>	<b>N/A</b>

**JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2019 through January 31, 2020**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	70	100.0%	0	0.0%	0	0.0%	70	74	N/A	N/A	74	\$434,438	N/A	N/A	\$434,438
Talent	17	100.0%	0	0.0%	0	0.0%	17	84	N/A	N/A	84	\$267,500	N/A	N/A	\$267,500
Phoenix	20	100.0%	0	0.0%	0	0.0%	20	47	N/A	N/A	47	\$283,500	N/A	N/A	\$283,500
Jacksonville	22	100.0%	0	0.0%	0	0.0%	22	106	N/A	N/A	106	\$453,250	N/A	N/A	\$453,250
Northwest Medford	15	100.0%	0	0.0%	0	0.0%	15	30	N/A	N/A	30	\$270,000	N/A	N/A	\$270,000
West Medford	36	100.0%	0	0.0%	0	0.0%	36	41	N/A	N/A	41	\$229,500	N/A	N/A	\$229,500
Southwest Medford	39	100.0%	0	0.0%	0	0.0%	39	31	N/A	N/A	31	\$290,000	N/A	N/A	\$290,000
East Medford	175	98.3%	3	1.7%	0	0.0%	178	55	N/A	N/A	55	\$297,000	N/A	N/A	\$299,750
Central Point	79	95.2%	4	4.8%	0	0.0%	83	42	64	N/A	43	\$304,900	\$266,950	N/A	\$304,900
White City	19	95.0%	1	5.0%	0	0.0%	20	29	N/A	N/A	28	\$231,000	N/A	N/A	\$230,500
Eagle Point	35	89.7%	3	7.7%	1	2.6%	39	36	N/A	N/A	34	\$285,000	N/A	N/A	\$279,210
Shady Cove / Trail	9	100.0%	0	0.0%	0	0.0%	9	54	N/A	N/A	54	\$285,000	N/A	N/A	\$285,000
Gold Hill & Rogue River	12	100.0%	0	0.0%	0	0.0%	12	39	N/A	N/A	39	\$230,000	N/A	N/A	\$230,000
<b>URBAN TOTALS</b>	<b>548</b>	<b>97.9%</b>	<b>11</b>	<b>2.0%</b>	<b>1</b>	<b>0.2%</b>	<b>560</b>	<b>52</b>	<b>37</b>	<b>N/A</b>	<b>52</b>	<b>\$299,925</b>	<b>\$221,000</b>	<b>N/A</b>	<b>\$299,925</b>

**ALL HOMES ON MARKET (including rural) - 01/31/20**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	132	97.8%	3	2.2%	0	0.0%	135
Talent	37	100.0%	0	0.0%	0	0.0%	37
Phoenix	14	93.3%	0	0.0%	1	6.7%	15
Jacksonville	34	97.1%	1	2.9%	0	0.0%	35
Northwest Medford	8	100.0%	0	0.0%	0	0.0%	8
West Medford	30	93.8%	1	3.1%	1	3.1%	32
Southwest Medford	29	96.7%	1	3.3%	0	0.0%	30
East Medford	135	97.8%	3	2.2%	0	0.0%	138
Central Point	39	97.5%	1	2.5%	0	0.0%	40
White City	20	95.2%	0	0.0%	1	4.8%	21
Eagle Point	56	100.0%	0	0.0%	0	0.0%	56
Shady Cove / Trail	30	96.8%	1	3.2%	0	0.0%	31
Gold Hill & Rogue River	70	98.6%	1	1.4%	0	0.0%	71
Other Areas	79	98.8%	1	1.3%	0	0.0%	80
<b>COUNTY TOTALS</b>	<b>713</b>	<b>97.8%</b>	<b>13</b>	<b>1.8%</b>	<b>3</b>	<b>0.4%</b>	<b>729</b>

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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