



JACKSON CO EXISTING HOME SALES - December 1, 2018 through February 28, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Feb 2018 vs Feb 2019	
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28						
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	77	65	89	90	\$337,500	\$414,900	\$423,000	25.3%	2.0%	\$465,000	\$487,500
Talent	18	14	31	65	\$205,000	\$269,149	\$298,500	45.6%	10.9%	N/A	\$284,950
Phoenix	16	12	36	38	\$215,250	\$256,000	\$264,950	23.1%	3.5%	N/A	\$319,450
Jacksonville	17	10	47	42	\$311,325	\$395,000	\$514,988	65.4%	30.4%	N/A	N/A
Northwest Medford	30	18	26	32	\$159,900	\$227,450	\$252,400	57.8%	11.0%	\$212,000	\$252,400
West Medford	48	36	32	40	\$115,000	\$185,000	\$199,500	73.5%	7.8%	\$185,000	\$219,500
Southwest Medford	30	23	33	31	\$176,450	\$262,450	\$255,000	44.5%	-2.8%	\$280,000	\$240,000
East Medford	188	164	47	51	\$205,000	\$285,500	\$300,000	46.3%	5.1%	\$282,000	\$288,000
Central Point	88	67	41	37	\$170,000	\$256,000	\$265,000	55.9%	3.5%	\$269,500	\$242,500
White City	33	24	22	37	\$140,000	\$203,000	\$230,500	64.6%	13.5%	\$215,000	\$235,000
Eagle Point	42	26	58	60	\$209,000	\$271,950	\$260,500	24.6%	-4.2%	\$279,450	\$235,000
Shady Cove / Trail	7	10	56	57	\$127,500	\$205,000	\$270,500	112.2%	32.0%	N/A	\$325,000
Gold Hill & Rogue River	18	18	27	62	\$148,120	\$193,500	\$223,250	50.7%	15.4%	\$145,000	\$243,000
<b>URBAN TOTALS</b>	<b>612</b>	<b>487</b>	<b>47</b>	<b>52</b>	<b>\$185,000</b>	<b>\$265,000</b>	<b>\$278,000</b>	<b>50.3%</b>	<b>4.9%</b>	<b>\$259,000</b>	<b>\$278,750</b>

JACKSON CO NEW HOME SALES - December 1, 2018 through February 28, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Feb 2018 vs Feb 2019	
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28						
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	4	N/A	138	N/A	N/A	\$644,033	N/A	N/A	N/A	N/A
Talent	1	2	N/A	N/A	\$240,000	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	N/A	N/A
Jacksonville	0	3	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	0	N/A	N/A	\$212,582	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	3	N/A	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	5	9	47	135	\$217,250	\$298,000	\$325,000	49.6%	9.1%	\$294,530	\$329,950
East Medford	24	22	34	13	\$347,403	\$374,900	\$377,047	8.5%	0.6%	\$399,000	\$392,400
Central Point	5	6	38	0	\$228,500	\$367,000	\$341,105	49.3%	-7.1%	N/A	N/A
White City	7	3	15	49	\$178,900	\$250,000	N/A	N/A	N/A	\$250,000	N/A
Eagle Point	16	4	54	106	N/A	\$298,450	\$345,000	N/A	15.6%	\$359,500	N/A
Shady Cove / Trail	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	1	99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>67</b>	<b>58</b>	<b>56</b>	<b>54</b>	<b>\$233,495</b>	<b>\$315,000</b>	<b>\$343,103</b>	<b>46.9%</b>	<b>8.9%</b>	<b>\$312,450</b>	<b>\$335,125</b>

JACKSON CO RURAL HOME SALES - December 1, 2018 through February 28, 2019											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Feb 2018 vs Feb 2019	
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28						
	# 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	54	33	104	74	\$253,500	\$317,500	\$325,000	28.2%	2.4%	\$257,500	\$290,000
5 - 10 Acres	27	33	94	137	\$293,600	\$357,500	\$394,000	34.2%	10.2%	\$378,000	\$357,000
Over 10 Acres	28	15	94	120	\$325,000	\$468,000	\$423,000	30.2%	-9.6%	\$746,250	\$370,750
<b>RURAL TOTALS</b>	<b>109</b>	<b>81</b>	<b>99</b>	<b>108</b>	<b>\$295,000</b>	<b>\$365,000</b>	<b>\$370,000</b>	<b>25.4%</b>	<b>1.4%</b>	<b>\$417,500</b>	<b>\$337,500</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 02/28/18	Active 02/28/19	% Change
Ashland	148	187	26.4%
Talent	18	33	83.3%
Phoenix	15	33	120.0%
Jacksonville	29	57	96.6%
Northwest Medford	7	14	100.0%
West Medford	36	30	-16.7%
Southwest Medford	38	50	31.6%
East Medford	132	199	50.8%
Central Point	59	77	30.5%
White City	16	16	0.0%
Eagle Point	82	82	0.0%
Shady Cove / Trail	43	37	-14.0%
Gold Hill & Rogue River	64	89	39.1%
Other Areas	75	80	6.7%
<b>COUNTY TOTALS</b>	<b>762</b>	<b>984</b>	<b>29.1%</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 - December 1, 2018 through February 28, 2019**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28			Feb 2018 vs Feb 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2018	Median \$ 2019	1-year % Change	Median \$	Median \$
Ashland	5	1	88	N/A	\$342,500	N/A	N/A	N/A	N/A
Talent	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	3	0	25	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	5	0	76	N/A	\$144,375	N/A	N/A	N/A	N/A
West Medford	8	5	38	33	\$159,000	\$185,000	16.4%	\$159,000	N/A
Southwest Medford	4	4	63	30	\$249,000	\$188,950	-24.1%	N/A	N/A
East Medford	18	3	55	111	\$237,500	N/A	N/A	\$231,750	N/A
Central Point	5	5	31	69	\$212,000	\$187,000	-11.8%	N/A	\$184,450
White City	7	2	35	N/A	\$181,125	N/A	N/A	N/A	N/A
Eagle Point	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	6	1	30	N/A	\$150,250	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>66</b>	<b>25</b>	<b>54</b>	<b>70</b>	<b>\$210,000</b>	<b>\$187,000</b>	<b>-11.0%</b>	<b>\$204,500</b>	<b>\$218,500</b>

**JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2018 through February 28, 2019**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 28							Dec 1 - Feb 28				Dec 1 - Feb 28			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	64	98.5%	1	1.5%	0	0.0%	65	88	N/A	N/A	90	\$424,000	N/A	N/A	\$423,000
Talent	13	92.9%	1	7.1%	0	0.0%	14	39	N/A	N/A	65	\$300,000	N/A	N/A	\$298,500
Phoenix	12	100.0%	0	0.0%	0	0.0%	12	38	N/A	N/A	38	\$264,950	N/A	N/A	\$264,950
Jacksonville	9	90.0%	1	10.0%	0	0.0%	10	43	N/A	N/A	42	\$479,975	N/A	N/A	\$514,988
Northwest Medford	18	100.0%	0	0.0%	0	0.0%	18	32	N/A	N/A	32	\$252,400	N/A	N/A	\$252,400
West Medford	31	86.1%	5	13.9%	0	0.0%	36	41	33	N/A	40	\$200,000	\$185,000	N/A	\$199,500
Southwest Medford	19	82.6%	4	17.4%	0	0.0%	23	31	30	N/A	31	\$265,000	\$188,950	N/A	\$255,000
East Medford	161	98.2%	3	1.8%	0	0.0%	164	49	N/A	N/A	51	\$304,500	N/A	N/A	\$300,000
Central Point	62	92.5%	5	7.5%	0	0.0%	67	35	69	N/A	37	\$269,500	\$187,000	N/A	\$265,000
White City	22	91.7%	2	8.3%	0	0.0%	24	37	N/A	N/A	37	\$231,500	N/A	N/A	\$230,500
Eagle Point	25	96.2%	1	3.8%	0	0.0%	26	62	N/A	N/A	60	\$257,000	N/A	N/A	\$260,500
Shady Cove / Trail	9	90.0%	1	10.0%	0	0.0%	10	57	N/A	N/A	57	\$273,000	N/A	N/A	\$270,500
Gold Hill & Rogue River	17	94.4%	1	5.6%	0	0.0%	18	64	N/A	N/A	62	\$224,000	N/A	N/A	\$223,250
<b>URBAN TOTALS</b>	<b>462</b>	<b>94.9%</b>	<b>25</b>	<b>5.1%</b>	<b>0</b>	<b>0.0%</b>	<b>487</b>	<b>51</b>	<b>70</b>	<b>N/A</b>	<b>52</b>	<b>\$285,000</b>	<b>\$187,000</b>	<b>N/A</b>	<b>\$278,000</b>

**ALL HOMES ON MARKET (including rural) - 02/28/19**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	181	96.8%	6	3.2%	0	0.0%	187
Talent	33	100.0%	0	0.0%	0	0.0%	33
Phoenix	33	100.0%	0	0.0%	0	0.0%	33
Jacksonville	57	100.0%	0	0.0%	0	0.0%	57
Northwest Medford	14	100.0%	0	0.0%	0	0.0%	14
West Medford	28	93.3%	2	6.7%	0	0.0%	30
Southwest Medford	47	94.0%	3	6.0%	0	0.0%	50
East Medford	194	97.5%	4	2.0%	1	0.5%	199
Central Point	73	94.8%	3	3.9%	1	1.3%	77
White City	15	93.8%	0	0.0%	1	6.3%	16
Eagle Point	79	96.3%	3	3.7%	0	0.0%	82
Shady Cove / Trail	35	94.6%	2	5.4%	0	0.0%	37
Gold Hill & Rogue River	87	97.8%	2	2.2%	0	0.0%	89
Other Areas	78	97.5%	2	2.5%	0	0.0%	80
<b>COUNTY TOTALS</b>	<b>954</b>	<b>97.0%</b>	<b>27</b>	<b>2.7%</b>	<b>3</b>	<b>0.3%</b>	<b>984</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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