



JACKSON CO EXISTING URBAN HOME SALES - May 1, 2020 through July 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	104	86	73	73	\$361,000	\$469,900	\$462,400	28.1%	-1.6%	\$464,800	\$464,900
Talent	26	18	38	61	\$240,000	\$306,000	\$297,500	24.0%	-2.8%	\$300,000	\$315,000
Phoenix	19	18	39	54	\$195,000	\$275,000	\$310,388	59.2%	12.9%	\$296,700	\$395,000
Jacksonville	15	27	47	101	\$310,000	\$481,000	\$449,000	44.8%	-6.7%	\$414,000	\$414,000
Northwest Medford	27	22	19	19	\$181,000	\$247,000	\$274,000	51.4%	10.9%	\$274,900	\$257,000
West Medford	58	54	24	41	\$145,000	\$225,000	\$237,500	63.8%	5.6%	\$224,000	\$234,000
Southwest Medford	44	41	20	31	\$209,000	\$284,950	\$295,000	41.1%	3.5%	\$285,000	\$305,000
East Medford	271	201	37	41	\$269,000	\$317,000	\$330,000	22.7%	4.1%	\$312,500	\$343,700
Central Point	96	95	31	27	\$229,000	\$269,450	\$300,000	31.0%	11.3%	\$250,000	\$315,000
White City	39	30	25	13	\$159,950	\$239,900	\$259,450	62.2%	8.1%	\$248,500	\$259,950
Eagle Point	59	45	55	35	\$239,500	\$334,900	\$355,000	48.2%	6.0%	\$302,500	\$390,000
Shady Cove	18	16	81	64	\$215,000	\$307,000	\$319,250	48.5%	4.0%	\$305,000	\$365,000
Gold Hill & Rogue River	28	15	40	49	\$170,300	\$249,995	\$245,000	43.9%	-2.0%	\$265,000	\$226,500
URBAN TOTALS	804	668	41	44	\$240,000	\$295,500	\$315,000	31.3%	6.6%	\$295,500	\$329,000

JACKSON CO NEW URBAN HOME SALES - May 1, 2020 through July 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	5	168	317	\$350,000	\$649,000	\$445,000	27.1%	-31.4%	N/A	N/A
Talent	4	2	269	N/A	\$234,000	\$325,376	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	1	4	N/A	61	\$323,500	N/A	\$396,805	22.7%	N/A	N/A	N/A
Northwest Medford	0	1	N/A	N/A	\$224,990	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	8	N/A	61	N/A	N/A	\$306,200	N/A	N/A	N/A	\$307,400
Southwest Medford	15	7	63	8	N/A	\$319,900	\$309,000	N/A	-3.4%	\$319,900	N/A
East Medford	37	35	90	39	\$349,000	\$396,900	\$434,900	24.6%	9.6%	\$396,900	\$434,900
Central Point	3	3	109	114	\$262,400	N/A	N/A	N/A	N/A	N/A	N/A
White City	6	9	56	71	\$189,900	\$208,400	\$235,000	23.7%	12.8%	N/A	\$214,900
Eagle Point	12	11	89	22	\$252,800	\$271,990	\$355,000	40.4%	30.5%	\$265,240	\$380,000
Shady Cove	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	\$187,200	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	84	86	101	59	\$298,000	\$340,163	\$355,250	19.2%	4.4%	\$324,990	\$383,100

JACKSON CO RURAL HOME SALES - May 1, 2020 through July 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 2020	
	# 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	117	103	64	53	\$368,500	\$400,000	\$402,500	9.2%	0.6%	\$395,000	\$407,500
5 - 10 Acres	36	46	107	85	\$352,500	\$450,000	\$514,000	45.8%	14.2%	\$570,000	\$525,500
Over 10 Acres	36	45	136	140	\$477,450	\$540,250	\$688,500	44.2%	27.4%	\$562,000	\$754,500
RURAL TOTALS	189	194	86	81	\$381,500	\$430,000	\$480,000	25.8%	11.6%	\$471,950	\$455,688

RESIDENTIAL INVENTORY			
Area	Active As Of 07/31/19	Active As Of 07/31/20	% Change
Ashland	156	102	-34.6%
Talent	25	17	-32.0%
Phoenix	20	8	-60.0%
Jacksonville	39	10	-74.4%
Northwest Medford	11	5	-54.5%
West Medford	40	30	-25.0%
Southwest Medford	32	12	-62.5%
East Medford	207	97	-53.1%
Central Point	55	32	-41.8%
White City	17	10	-41.2%
Eagle Point	53	24	-54.7%
Shady Cove	23	10	-56.5%
Gold Hill & Rogue River	4	5	25.0%
Rural	385	186	-51.7%
JACKSON COUNTY TOTALS	1067	548	-48.6%

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 - May 1, 2020 through July 31, 2020									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2019 vs Jul 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Ashland	3	3	380	82	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	1	1	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	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	2	3	N/A	132	N/A	N/A	N/A	N/A	N/A
Southwest Medford	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	7	3	37	118	\$215,000	N/A	N/A	N/A	N/A
Central Point	4	4	30	25	\$215,000	\$236,250	9.9%	N/A	N/A
White City	3	1	59	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	4	0	78	N/A	\$262,950	N/A	N/A	N/A	N/A
Shady Cove	0	2	N/A	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	28	18	87	80	\$195,000	\$224,500	15.1%	\$195,000	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - May 1, 2020 through July 31, 2020															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	May 1 - Jul 31							May 1 - Jul 31				May 1 - Jul 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	83	96.5%	2	2.3%	1	1.2%	86	72	N/A	N/A	73	\$465,000	N/A	N/A	\$462,400
Talent	18	100.0%	0	0.0%	0	0.0%	18	61	N/A	N/A	61	\$297,500	N/A	N/A	\$297,500
Phoenix	17	94.4%	1	5.6%	0	0.0%	18	56	N/A	N/A	54	\$315,775	N/A	N/A	\$310,388
Jacksonville	27	100.0%	0	0.0%	0	0.0%	27	101	N/A	N/A	101	\$449,000	N/A	N/A	\$449,000
Northwest Medford	22	100.0%	0	0.0%	0	0.0%	22	19	N/A	N/A	19	\$274,000	N/A	N/A	\$274,000
West Medford	51	94.4%	2	3.7%	1	1.9%	54	36	N/A	N/A	41	\$240,000	N/A	N/A	\$237,500
Southwest Medford	40	97.6%	1	2.4%	0	0.0%	41	31	N/A	N/A	31	\$294,100	N/A	N/A	\$295,000
East Medford	198	98.5%	3	1.5%	0	0.0%	201	40	N/A	N/A	41	\$330,000	N/A	N/A	\$330,000
Central Point	91	95.8%	4	4.2%	0	0.0%	95	27	25	N/A	27	\$303,000	\$236,250	N/A	\$300,000
White City	29	96.7%	1	3.3%	0	0.0%	30	12	N/A	N/A	13	\$259,900	N/A	N/A	\$259,450
Eagle Point	45	100.0%	0	0.0%	0	0.0%	45	35	N/A	N/A	35	\$355,000	N/A	N/A	\$355,000
Shady Cove	14	87.5%	2	12.5%	0	0.0%	16	55	N/A	N/A	64	\$351,750	N/A	N/A	\$319,250
Gold Hill & Rogue River	15	100.0%	0	0.0%	0	0.0%	15	49	N/A	N/A	49	\$245,000	N/A	N/A	\$245,000
URBAN TOTALS	650	97.3%	16	2.4%	2	0.3%	668	43	81	N/A	44	\$315,000	\$224,500	N/A	\$315,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 07/31/20							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	102	100.0%	0	0.0%	0	0.0%	102
Talent	17	100.0%	0	0.0%	0	0.0%	17
Phoenix	8	100.0%	0	0.0%	0	0.0%	8
Jacksonville	10	100.0%	0	0.0%	0	0.0%	10
Northwest Medford	5	100.0%	0	0.0%	0	0.0%	5
West Medford	29	96.7%	1	3.3%	0	0.0%	30
Southwest Medford	12	100.0%	0	0.0%	0	0.0%	12
East Medford	96	99.0%	0	0.0%	1	1.0%	97
Central Point	30	93.8%	2	6.3%	0	0.0%	32
White City	10	100.0%	0	0.0%	0	0.0%	10
Eagle Point	24	100.0%	0	0.0%	0	0.0%	24
Shady Cove	9	90.0%	1	10.0%	0	0.0%	10
Gold Hill & Rogue River	5	100.0%	0	0.0%	0	0.0%	5
Rural	184	98.9%	2	1.1%	0	0.0%	186
COUNTY TOTALS	541	98.7%	6	1.1%	1	0.2%	548

REO/Short sales and inventories are not foreclosure rates.

"Standard" 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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