



JACKSON CO EXISTING URBAN HOME SALES - March 1, 2020 through May 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2019 vs May 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	84	53	69	65	\$362,000	\$470,000	\$444,000	22.7%	-5.5%	\$452,752	\$436,000
Talent	22	15	50	47	\$225,000	\$284,000	\$316,500	40.7%	11.4%	\$313,500	\$296,250
Phoenix	18	10	46	61	\$243,750	\$275,000	\$282,000	15.7%	2.5%	\$235,000	\$300,000
Jacksonville	17	19	79	59	\$272,500	\$540,000	\$493,000	80.9%	-8.7%	\$590,000	\$468,850
Northwest Medford	25	21	43	26	\$179,000	\$223,400	\$274,900	53.6%	23.1%	\$245,000	\$176,000
West Medford	62	49	38	36	\$140,000	\$213,250	\$210,000	50.0%	-1.5%	\$234,000	\$225,500
Southwest Medford	30	37	36	37	\$210,000	\$273,750	\$282,000	34.3%	3.0%	\$281,000	\$275,000
East Medford	240	173	50	45	\$259,500	\$313,500	\$326,000	25.6%	4.0%	\$316,500	\$326,500
Central Point	75	68	37	34	\$217,950	\$290,000	\$287,000	31.7%	-1.0%	\$287,000	\$277,500
White City	36	23	22	31	\$150,000	\$229,450	\$253,000	68.7%	10.3%	\$249,950	\$244,900
Eagle Point	51	41	32	31	\$237,250	\$299,900	\$334,900	41.2%	11.7%	\$335,000	\$312,500
Shady Cove	16	8	115	42	\$185,000	\$283,000	\$251,750	36.1%	-11.0%	\$292,000	0
Gold Hill & Rogue River	24	18	40	49	\$128,000	\$230,250	\$265,000	107.0%	15.1%	\$249,990	\$277,500
URBAN TOTALS	700	535	48	42	\$229,450	\$289,500	\$307,500	34.0%	6.2%	\$297,000	\$295,000

JACKSON CO NEW URBAN HOME SALES - March 1, 2020 through May 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2019 vs May 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	7	5	85	52	\$483,000	\$627,500	\$363,000	-24.8%	-42.2%	N/A	N/A
Talent	6	3	189	254	\$234,000	\$333,126	N/A	N/A	N/A	N/A	N/A
Phoenix	8	0	116	N/A	N/A	\$240,000	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	1	N/A	N/A	\$270,000	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	0	N/A	N/A	\$209,000	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	4	5	118	105	N/A	\$274,900	\$305,000	N/A	10.9%	N/A	N/A
Southwest Medford	11	6	125	58	\$233,000	\$310,000	\$337,400	44.8%	8.8%	N/A	N/A
East Medford	43	43	53	48	\$371,150	\$394,900	\$397,900	7.2%	0.8%	\$416,000	\$420,445
Central Point	3	4	92	4	\$264,900	N/A	\$376,928	42.3%	N/A	N/A	N/A
White City	9	12	20	47	\$187,100	\$193,900	\$260,000	39.0%	34.1%	N/A	\$235,000
Eagle Point	13	8	113	33	\$241,000	\$370,000	\$379,625	57.5%	2.6%	\$272,495	N/A
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	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	106	87	83	55	\$270,154	\$353,008	\$360,500	33.4%	2.1%	\$374,900	\$331,159

JACKSON CO RURAL HOME SALES - March 1, 2020 through May 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2019 vs May 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	85	64	76	80	\$330,000	\$375,000	\$393,000	19.1%	4.8%	\$416,500	\$378,000
5 - 10 Acres	31	32	102	113	\$325,750	\$430,000	\$527,500	61.9%	22.7%	\$427,500	\$490,000
Over 10 Acres	29	28	154	122	\$415,000	\$525,000	\$550,000	32.5%	4.8%	\$531,325	\$800,000
RURAL TOTALS	145	124	97	98	\$345,000	\$428,500	\$475,000	37.7%	10.9%	\$429,250	\$550,000

RESIDENTIAL INVENTORY			
Area	Active As Of 05/31/19	Active As Of 05/31/20	% Change
Ashland	160	122	-23.8%
Talent	21	19	-9.5%
Phoenix	12	8	-33.3%
Jacksonville	40	18	-55.0%
Northwest Medford	13	10	-23.1%
West Medford	31	23	-25.8%
Southwest Medford	30	25	-16.7%
East Medford	198	127	-35.9%
Central Point	51	38	-25.5%
White City	13	7	-46.2%
Eagle Point	55	33	-40.0%
Shady Cove	20	12	-40.0%
Gold Hill & Rogue River	3	4	33.3%
Rural	386	240	-37.8%
JACKSON COUNTY TOTALS	1033	686	-33.6%

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 - March 1, 2020 through May 31, 2020									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2019 vs May 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Ashland	0	3	N/A	120	N/A	N/A	N/A	N/A	N/A
Talent	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	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	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	3	2	33	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	4	5	32	96	\$176,475	\$233,500	32.3%	N/A	N/A
Central Point	3	2	65	N/A	N/A	N/A	N/A	N/A	N/A
White City	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	5	0	91	N/A	\$228,000	N/A	N/A	N/A	N/A
Shady Cove	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	22	16	70	88	\$200,127	\$215,000	7.4%	\$256,000	\$207,250

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2020 through May 31, 2020															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Mar 1 - May 31							Mar 1 - May 31				Mar 1 - May 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	50	94.3%	3	5.7%	0	0.0%	53	61	N/A	N/A	65	\$447,000	N/A	N/A	\$444,000
Talent	14	93.3%	1	6.7%	0	0.0%	15	49	N/A	N/A	47	\$314,500	N/A	N/A	\$316,500
Phoenix	9	90.0%	0	0.0%	1	10.0%	10	40	N/A	N/A	61	\$279,000	N/A	N/A	\$282,000
Jacksonville	19	100.0%	0	0.0%	0	0.0%	19	59	N/A	N/A	59	\$493,000	N/A	N/A	\$493,000
Northwest Medford	20	95.2%	1	4.8%	0	0.0%	21	27	N/A	N/A	26	\$286,950	N/A	N/A	\$274,900
West Medford	47	95.9%	2	4.1%	0	0.0%	49	32	N/A	N/A	36	\$215,000	N/A	N/A	\$210,000
Southwest Medford	37	100.0%	0	0.0%	0	0.0%	37	37	N/A	N/A	37	\$282,000	N/A	N/A	\$282,000
East Medford	168	97.1%	5	2.9%	0	0.0%	173	43	96	N/A	45	\$328,289	\$233,500	N/A	\$326,000
Central Point	66	97.1%	2	2.9%	0	0.0%	68	34	N/A	N/A	34	\$288,500	N/A	N/A	\$287,000
White City	23	100.0%	0	0.0%	0	0.0%	23	31	N/A	N/A	31	\$253,000	N/A	N/A	\$253,000
Eagle Point	41	100.0%	0	0.0%	0	0.0%	41	31	N/A	N/A	31	\$334,900	N/A	N/A	\$334,900
Shady Cove	8	100.0%	0	0.0%	0	0.0%	8	42	N/A	N/A	42	\$251,750	N/A	N/A	\$251,750
Gold Hill & Rogue River	17	94.4%	1	5.6%	0	0.0%	18	51	N/A	N/A	49	\$265,000	N/A	N/A	\$265,000
URBAN TOTALS	519	97.0%	15	2.8%	1	0.2%	535	41	77	N/A	42	\$310,000	\$215,000	N/A	\$307,500

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 05/31/20							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	121	99.2%	1	0.8%	0	0.0%	122
Talent	19	100.0%	0	0.0%	0	0.0%	19
Phoenix	8	100.0%	0	0.0%	0	0.0%	8
Jacksonville	18	100.0%	0	0.0%	0	0.0%	18
Northwest Medford	10	100.0%	0	0.0%	0	0.0%	10
West Medford	23	100.0%	0	0.0%	0	0.0%	23
Southwest Medford	25	100.0%	0	0.0%	0	0.0%	25
East Medford	125	98.4%	1	0.8%	1	0.8%	127
Central Point	36	94.7%	2	5.3%	0	0.0%	38
White City	7	100.0%	0	0.0%	0	0.0%	7
Eagle Point	33	100.0%	0	0.0%	0	0.0%	33
Shady Cove	12	100.0%	0	0.0%	0	0.0%	12
Gold Hill & Rogue River	4	100.0%	0	0.0%	0	0.0%	4
Rural	237	98.8%	3	1.3%	0	0.0%	240
COUNTY TOTALS	678	98.8%	7	1.0%	1	0.1%	686

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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