



JACKSON CO EXISTING HOME SALES - February 1, 2020 through April 30, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2019 vs Apr 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	62	68	78	102	\$363,000	\$480,000	\$430,000	18.5%	-10.4%	\$480,000	\$481,250
Talent	16	18	89	59	\$220,000	\$255,000	\$325,000	47.7%	27.5%	\$245,000	\$327,000
Phoenix	11	7	44	104	\$258,835	\$310,000	\$277,000	7.0%	-10.6%	\$255,000	0
Jacksonville	11	18	99	60	\$340,000	\$540,000	\$490,000	44.1%	-9.3%	\$520,000	\$491,500
Northwest Medford	21	25	60	36	\$160,500	\$223,400	\$269,000	67.6%	20.4%	\$215,000	\$311,000
West Medford	45	46	46	36	\$140,750	\$208,500	\$221,500	57.4%	6.2%	\$212,000	\$210,000
Southwest Medford	26	39	57	40	\$205,500	\$242,500	\$287,000	39.7%	18.4%	\$247,500	\$292,250
East Medford	198	185	59	46	\$250,000	\$301,300	\$325,000	30.0%	7.9%	\$305,500	\$336,500
Central Point	59	64	42	33	\$194,250	\$288,500	\$301,000	55.0%	4.3%	\$298,750	\$286,500
White City	28	26	44	29	\$154,000	\$221,000	\$247,500	60.7%	12.0%	\$219,500	\$256,500
Eagle Point	48	42	47	46	\$238,000	\$263,500	\$332,950	39.9%	26.4%	\$274,450	\$360,600
Shady Cove	17	10	94	65	\$187,500	\$258,000	\$242,500	29.3%	-6.0%	\$294,750	\$240,000
Gold Hill & Rogue River	22	19	42	59	\$157,000	\$220,000	\$265,000	68.8%	20.5%	\$175,000	\$255,000
URBAN TOTALS	564	567	58	51	\$220,000	\$280,000	\$310,000	40.9%	10.7%	\$283,000	\$311,000

JACKSON CO NEW HOME SALES - February 1, 2020 through April 30, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2019 vs Apr 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	4	109	1	\$524,114	\$627,500	\$471,450	-10.0%	-24.9%	N/A	N/A
Talent	3	4	119	224	N/A	N/A	\$397,000	N/A	N/A	N/A	N/A
Phoenix	8	0	116	N/A	N/A	\$240,000	N/A	N/A	N/A	\$235,000	N/A
Jacksonville	1	1	N/A	N/A	\$280,400	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	5	6	61	57	\$205,900	\$274,900	\$287,500	39.6%	4.6%	N/A	N/A
Southwest Medford	13	7	123	75	\$224,000	\$315,000	\$359,900	60.7%	14.3%	N/A	\$337,400
East Medford	38	46	38	55	\$355,000	\$389,965	\$374,495	5.5%	-4.0%	\$390,029	\$383,500
Central Point	6	4	87	4	\$247,400	\$336,575	\$376,928	52.4%	12.0%	N/A	N/A
White City	8	9	22	54	\$189,900	\$225,900	\$259,900	36.9%	15.1%	N/A	\$263,500
Eagle Point	10	5	80	40	\$240,250	\$384,900	\$439,900	83.1%	14.3%	\$390,000	N/A
Shady Cove	1	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	101	86	70	58	\$271,604	\$342,900	\$361,245	33.0%	5.3%	\$349,950	\$358,258

JACKSON CO RURAL HOME SALES - February 1, 2020 through April 30, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2019 vs Apr 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	67	65	90	112	\$285,000	\$365,000	\$395,000	38.6%	8.2%	\$355,000	\$415,000
5 - 10 Acres	28	22	112	99	\$310,000	\$408,250	\$513,500	65.6%	25.8%	\$507,000	\$558,250
Over 10 Acres	19	28	122	122	\$425,000	\$535,000	\$515,000	21.2%	-3.7%	\$530,000	\$467,500
RURAL TOTALS	114	115	100	112	\$315,000	\$392,500	\$470,000	49.2%	19.7%	\$408,250	\$450,000

RESIDENTIAL INVENTORY			
Area	Active As Of 04/30/19	Active As Of 04/30/20	% Change
Ashland	149	115	-22.8%
Talent	21	19	-9.5%
Phoenix	14	11	-21.4%
Jacksonville	36	27	-25.0%
Northwest Medford	12	12	0.0%
West Medford	26	21	-19.2%
Southwest Medford	29	26	-10.3%
East Medford	169	150	-11.2%
Central Point	44	46	4.5%
White City	14	13	-7.1%
Eagle Point	54	35	-35.2%
Shady Cove	20	8	-60.0%
Gold Hill & Rogue River	2	5	150.0%
Rural	358	274	-23.5%
JACKSON COUNTY TOTALS	948	762	-19.6%

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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