



JACKSON CO EXISTING HOME SALES - November 1, 2018 through January 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2018 vs Jan 2019	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2018 vs Jan 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	86	69	76	78	\$350,000	\$408,750	\$410,000	17.1%	0.3%	\$424,900	\$440,000
Talent	18	17	30	37	\$215,750	\$279,000	\$300,000	39.0%	7.5%	\$270,650	N/A
Phoenix	14	11	36	49	\$200,000	\$268,750	\$269,300	34.7%	0.2%	\$251,400	\$255,000
Jacksonville	18	12	40	47	\$291,325	\$390,000	\$515,000	76.8%	32.1%	\$350,000	N/A
Northwest Medford	31	21	22	38	\$157,000	\$225,000	\$260,000	65.6%	15.6%	\$225,000	\$253,000
West Medford	46	45	31	43	\$110,125	\$191,000	\$199,000	80.7%	4.2%	\$204,999	\$200,000
Southwest Medford	26	29	30	27	\$196,000	\$242,750	\$272,000	38.8%	12.0%	\$270,000	\$229,375
East Medford	210	171	44	49	\$212,500	\$287,125	\$308,000	44.9%	7.3%	\$291,000	\$305,000
Central Point	98	73	34	35	\$158,450	\$253,500	\$259,990	64.1%	2.6%	\$255,000	\$258,000
White City	31	33	21	31	\$135,000	\$201,000	\$229,900	70.3%	14.4%	\$201,000	\$229,000
Eagle Point	38	29	48	42	\$205,000	\$266,250	\$285,000	39.0%	7.0%	\$237,000	\$317,500
Shady Cove / Trail	5	11	47	69	\$137,500	\$215,000	\$278,000	102.2%	29.3%	\$210,000	\$267,500
Gold Hill & Rogue River	21	16	38	43	\$169,900	\$225,000	\$205,000	20.7%	-8.9%	\$222,500	\$212,088
URBAN TOTALS	642	537	43	47	\$191,550	\$265,000	\$278,000	45.1%	4.9%	\$279,000	\$262,325

JACKSON CO NEW HOME SALES - November 1, 2018 through January 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2018 vs Jan 2019	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2018 vs Jan 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	1	233	N/A	N/A	\$587,600	N/A	N/A	N/A	N/A	N/A
Talent	1	2	N/A	N/A	\$248,900	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	N/A	N/A
Jacksonville	0	4	N/A	1	\$234,000	N/A	\$650,000	177.8%	N/A	N/A	N/A
Northwest Medford	2	0	N/A	N/A	\$197,463	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	1	6	N/A	139	\$215,900	N/A	\$327,500	51.7%	N/A	N/A	N/A
East Medford	26	34	30	18	\$347,403	\$373,950	\$359,798	3.6%	-3.8%	\$399,000	\$364,193
Central Point	6	7	71	22	\$232,000	\$329,450	\$342,900	47.8%	4.1%	N/A	N/A
White City	5	5	14	56	\$173,000	\$250,000	\$260,000	50.3%	4.0%	\$251,950	N/A
Eagle Point	13	4	54	116	N/A	\$287,500	\$340,375	N/A	18.4%	N/A	N/A
Shady Cove / Trail	1	0	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
URBAN TOTALS	65	67	59	44	\$220,000	\$315,000	\$342,900	55.9%	8.9%	\$317,175	\$341,105

JACKSON CO RURAL HOME SALES - November 1, 2018 through January 31, 2019											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jan 2018 vs Jan 2019	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2018 vs Jan 2019	
	# 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	63	42	89	65	\$250,000	\$329,500	\$334,400	33.8%	1.5%	\$350,000	\$310,000
5 - 10 Acres	37	38	81	118	\$299,000	\$357,500	\$441,250	47.6%	23.4%	\$463,000	\$435,000
Over 10 Acres	29	18	102	155	\$329,000	\$415,000	\$454,000	38.0%	9.4%	\$325,000	\$524,500
RURAL TOTALS	129	98	90	102	\$299,000	\$355,000	\$390,000	30.4%	9.9%	\$350,000	\$392,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 01/31/18	Active 01/31/19	% Change
Ashland	137	178	29.9%
Talent	18	38	111.1%
Phoenix	17	32	88.2%
Jacksonville	31	54	74.2%
Northwest Medford	8	17	112.5%
West Medford	42	29	-31.0%
Southwest Medford	34	55	61.8%
East Medford	127	186	46.5%
Central Point	68	78	14.7%
White City	14	13	-7.1%
Eagle Point	77	82	6.5%
Shady Cove / Trail	40	37	-7.5%
Gold Hill & Rogue River	67	94	40.3%
Other Areas	75	88	17.3%
COUNTY TOTALS	755	981	29.9%

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, 2018 through January 31, 2019									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2018 vs Jan 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2018	Median \$ 2019	1-year % Change	Median \$	Median \$
Ashland	4	2	81	N/A	\$342,250	N/A	N/A	\$342,250	N/A
Talent	2	0	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	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	5	0	71	N/A	\$141,000	N/A	N/A	\$142,688	N/A
West Medford	4	3	50	44	\$120,000	N/A	N/A	N/A	N/A
Southwest Medford	6	3	51	23	\$249,000	N/A	N/A	N/A	N/A
East Medford	23	5	40	47	\$229,500	\$271,500	18.3%	\$252,500	N/A
Central Point	9	2	25	N/A	\$210,000	N/A	N/A	N/A	N/A
White City	7	2	33	N/A	\$149,900	N/A	N/A	N/A	N/A
Eagle Point	3	1	124	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	1	3	N/A	67	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	5	1	26	N/A	\$164,000	N/A	N/A	\$187,000	N/A
URBAN TOTALS	72	22	47	57	\$210,625	\$200,000	-5.0%	\$218,500	\$183,400

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2018 through January 31, 2019															
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	67	97.1%	2	2.9%	0	0.0%	69	76	N/A	N/A	78	\$419,000	N/A	N/A	\$410,000
Talent	17	100.0%	0	0.0%	0	0.0%	17	37	N/A	N/A	37	\$300,000	N/A	N/A	\$300,000
Phoenix	11	100.0%	0	0.0%	0	0.0%	11	49	N/A	N/A	49	\$269,300	N/A	N/A	\$269,300
Jacksonville	12	100.0%	0	0.0%	0	0.0%	12	47	N/A	N/A	47	\$515,000	N/A	N/A	\$515,000
Northwest Medford	21	100.0%	0	0.0%	0	0.0%	21	38	N/A	N/A	38	\$260,000	N/A	N/A	\$260,000
West Medford	42	93.3%	3	6.7%	0	0.0%	45	43	N/A	N/A	43	\$199,450	N/A	N/A	\$199,000
Southwest Medford	26	89.7%	3	10.3%	0	0.0%	29	28	N/A	N/A	27	\$273,500	N/A	N/A	\$272,000
East Medford	166	97.1%	5	2.9%	0	0.0%	171	49	47	N/A	49	\$309,500	\$271,500	N/A	\$308,000
Central Point	71	97.3%	2	2.7%	0	0.0%	73	35	N/A	N/A	35	\$260,000	N/A	N/A	\$259,990
White City	31	93.9%	2	6.1%	0	0.0%	33	28	N/A	N/A	31	\$230,000	N/A	N/A	\$229,900
Eagle Point	28	96.6%	1	3.4%	0	0.0%	29	44	N/A	N/A	42	\$285,000	N/A	N/A	\$285,000
Shady Cove / Trail	8	72.7%	2	18.2%	1	9.1%	11	69	N/A	N/A	69	\$328,750	N/A	N/A	\$278,000
Gold Hill & Rogue River	15	93.8%	1	6.3%	0	0.0%	16	45	N/A	N/A	43	\$210,000	N/A	N/A	\$205,000
URBAN TOTALS	515	95.9%	21	3.9%	1	0.2%	537	47	58	N/A	47	\$280,000	\$200,000	N/A	\$278,000

ALL HOMES ON MARKET (including rural) - 01/31/19							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	172	96.6%	6	3.4%	0	0.0%	178
Talent	38	100.0%	0	0.0%	0	0.0%	38
Phoenix	32	100.0%	0	0.0%	0	0.0%	32
Jacksonville	54	100.0%	0	0.0%	0	0.0%	54
Northwest Medford	17	100.0%	0	0.0%	0	0.0%	17
West Medford	26	89.7%	3	10.3%	0	0.0%	29
Southwest Medford	53	96.4%	1	1.8%	1	1.8%	55
East Medford	184	98.9%	2	1.1%	0	0.0%	186
Central Point	73	93.6%	4	5.1%	1	1.3%	78
White City	12	92.3%	0	0.0%	1	7.7%	13
Eagle Point	80	97.6%	2	2.4%	0	0.0%	82
Shady Cove / Trail	36	97.3%	1	2.7%	0	0.0%	37
Gold Hill & Rogue River	91	96.8%	3	3.2%	0	0.0%	94
Other Areas	86	97.7%	2	2.3%	0	0.0%	88
COUNTY TOTALS	954	97.2%	24	2.4%	3	0.3%	981

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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