








Jackson County Residential Market Trends

June 2019

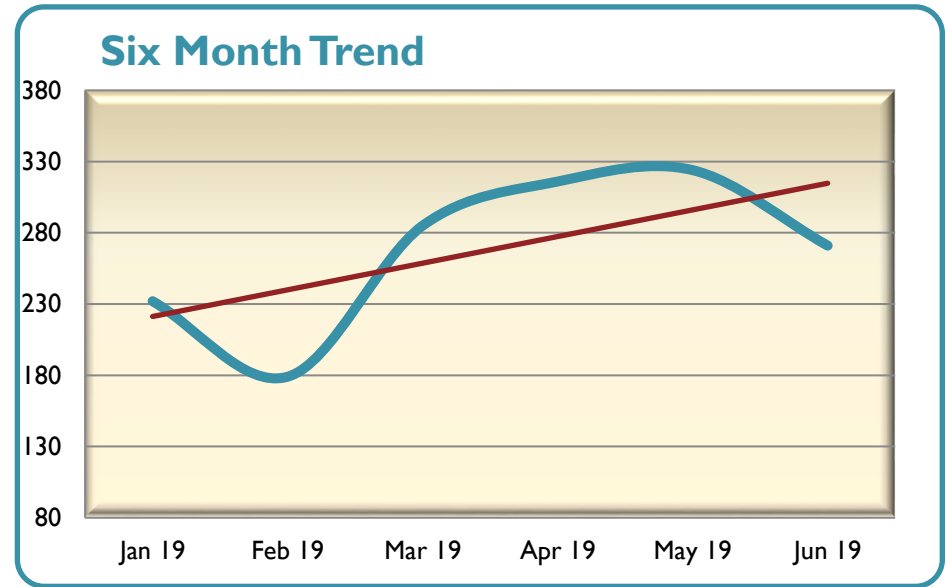
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

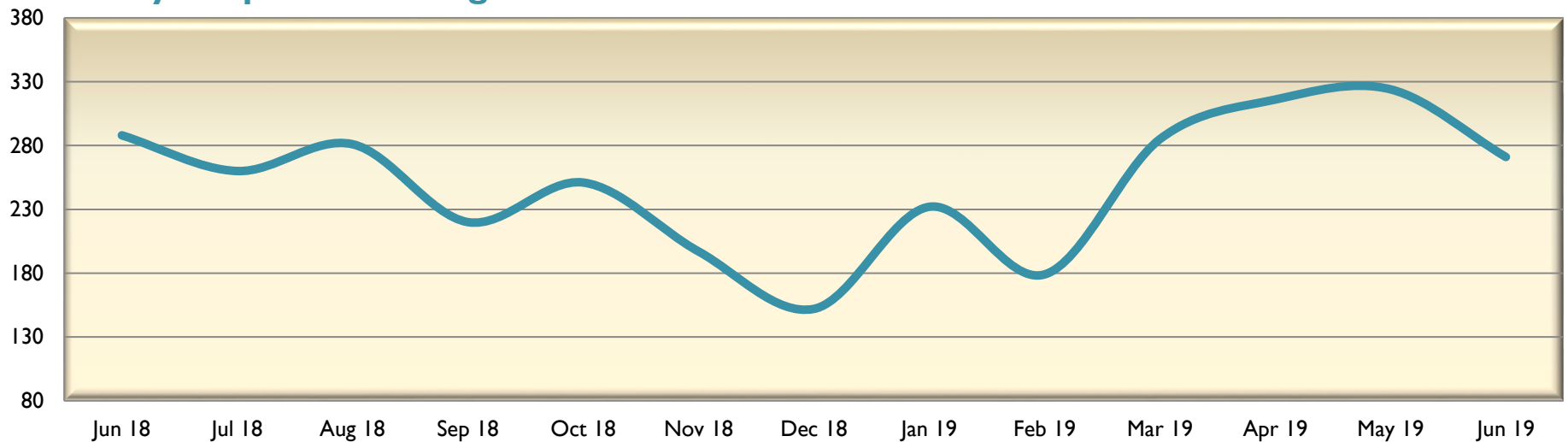
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	Jun 18	Jun 19	Change
Ashland	36	34	-5.6%
Talent	11	7	-36.4%
Phoenix	9	5	-44.4%
Jacksonville	9	6	-33.3%
Northwest Medford	6	11	83.3%
West Medford	23	20	-13.0%
Southwest Medford	22	21	-4.5%
East Medford	81	99	22.2%
Central Point	35	33	-5.7%
White City	15	9	-40.0%
Eagle Point	22	15	-31.8%
Shady Cove / Trail	4	4	0.0%
Gold Hill & Rogue River	15	7	-53.3%
COUNTY TOTALS	288	271	-5.9%

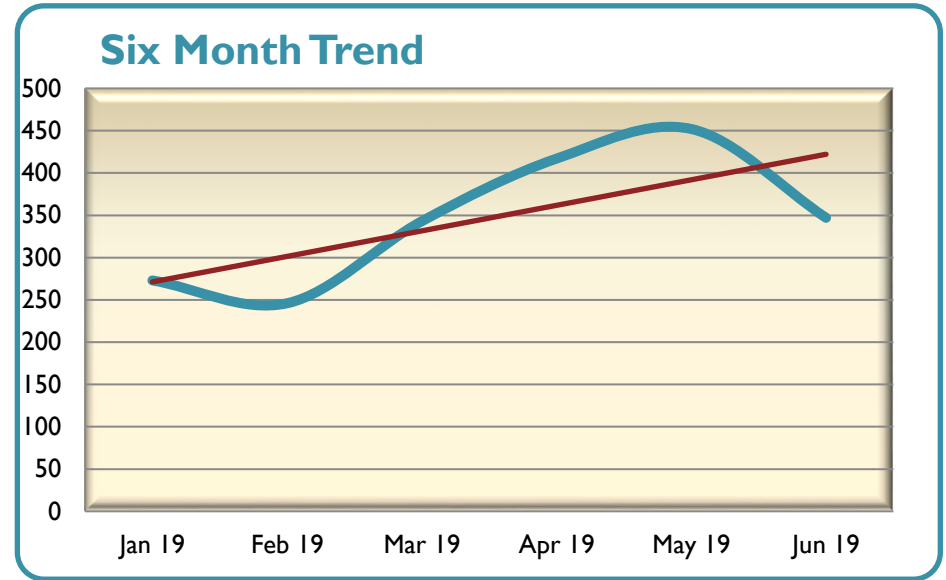


Yearly Snapshot: Pending Sales

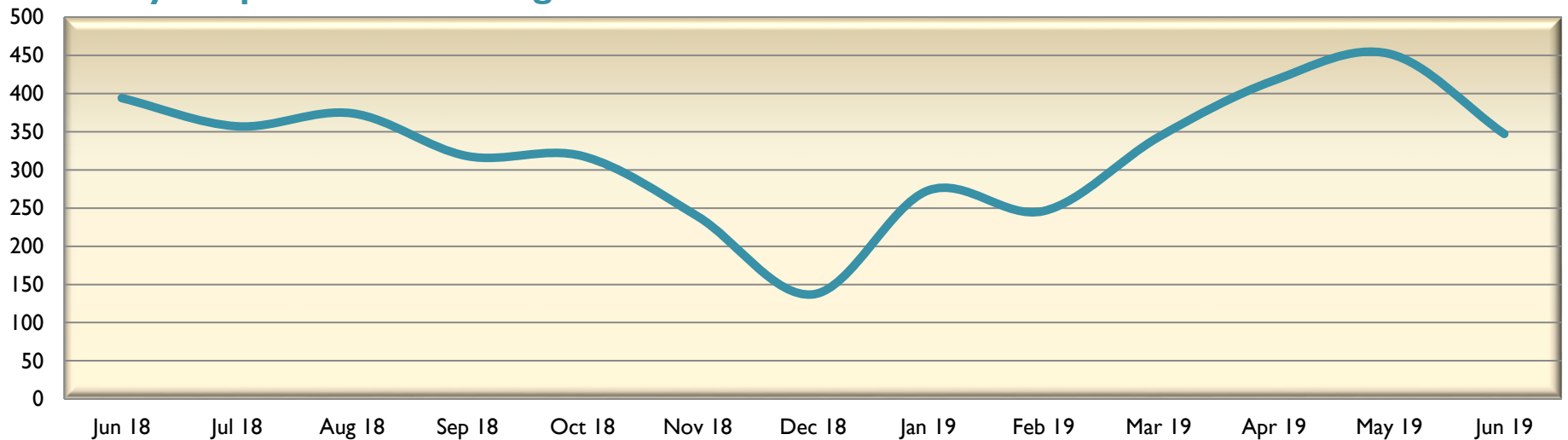


New Listings

Area	Jun 18	Jun 19	Change
Ashland	56	50	-10.7%
Talent	15	12	-20.0%
Phoenix	19	14	-26.3%
Jacksonville	11	12	9.1%
Northwest Medford	12	16	33.3%
West Medford	29	34	17.2%
Southwest Medford	21	16	-23.8%
East Medford	127	107	-15.7%
Central Point	38	36	-5.3%
White City	17	10	-41.2%
Eagle Point	35	22	-37.1%
Shady Cove / Trail	7	10	42.9%
Gold Hill & Rogue River	7	8	14.3%
COUNTY TOTALS	394	347	-11.9%



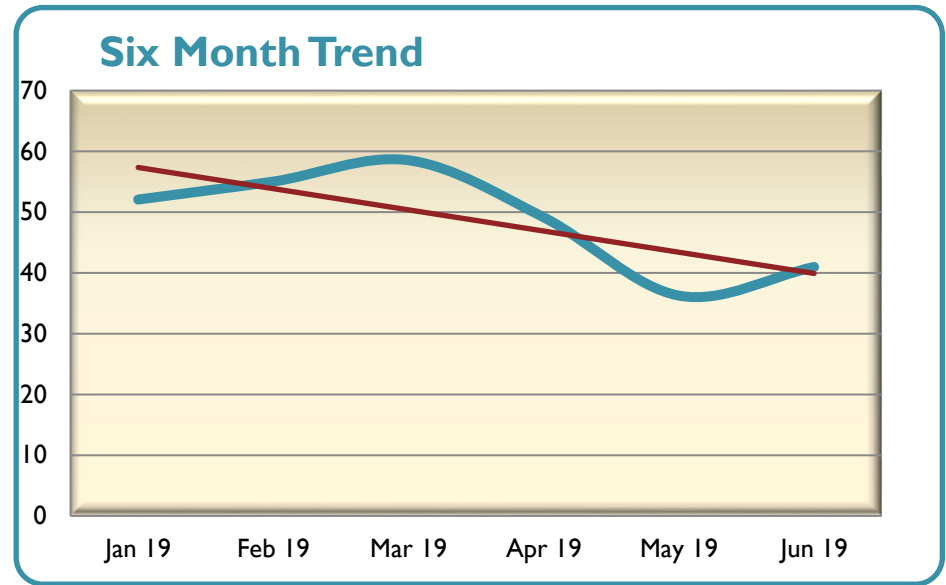
Yearly Snapshot: New Listings



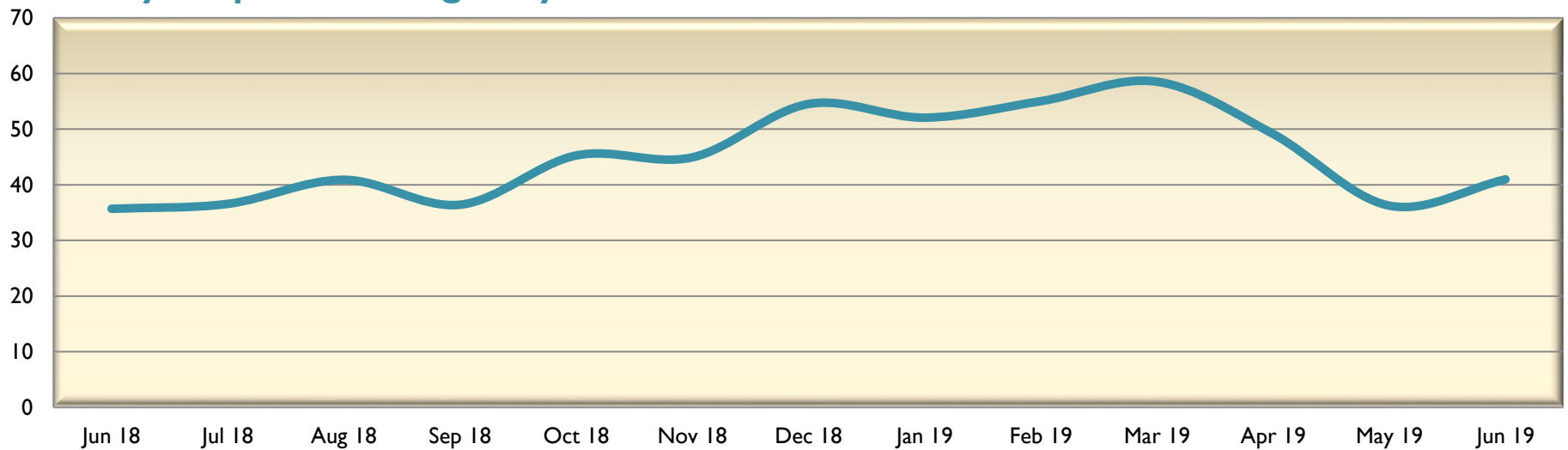
Average Days on Market



Area	Jun 18	Jun 19	Change
Ashland	37	77	108.1%
Talent	44	55	25.0%
Phoenix	9	47	422.2%
Jacksonville	52	24	-53.8%
Northwest Medford	29	20	-31.0%
West Medford	16	21	31.3%
Southwest Medford	37	45	21.6%
East Medford	37	42	13.5%
Central Point	29	30	3.4%
White City	15	16	6.7%
Eagle Point	44	62	40.9%
Shady Cove / Trail	113	23	-79.6%
Gold Hill & Rogue River	23	15	-34.8%
COUNTY TOTALS	36	41	13.9%



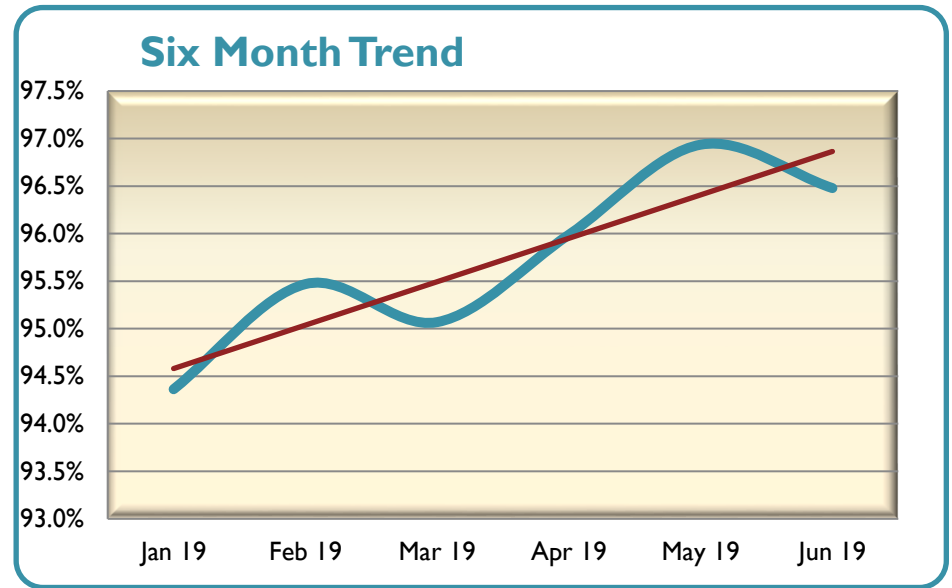
Yearly Snapshot: Average Days on Market



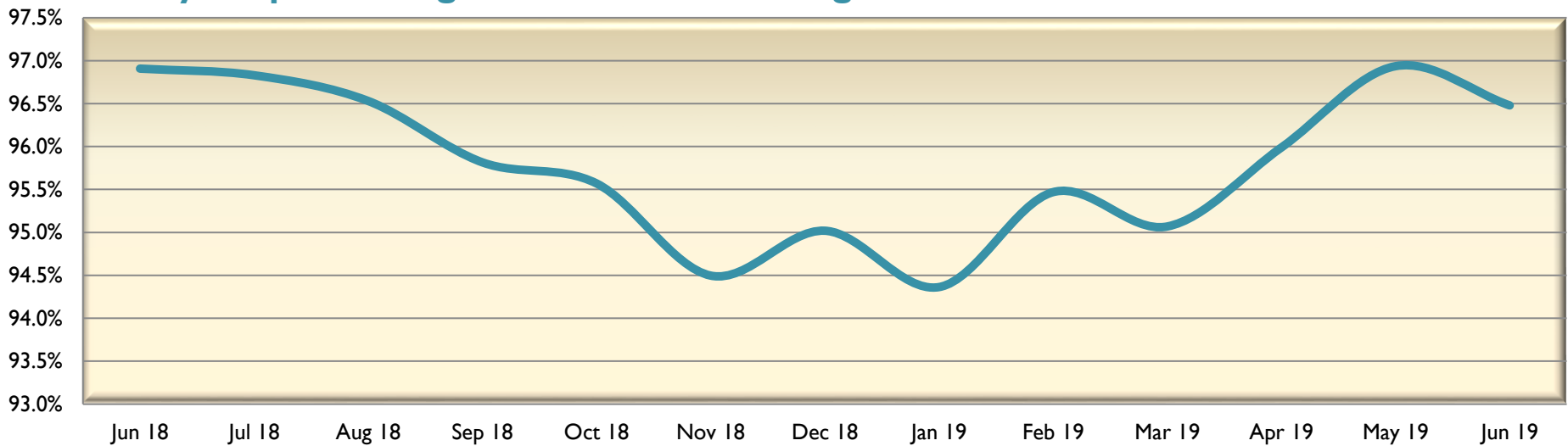
Original List Price vs Selling Price



Area	Jun 18	Jun 19	Change
Ashland	96.9%	94.0%	-3.1%
Talent	97.1%	95.0%	-2.2%
Phoenix	102.0%	90.3%	-11.5%
Jacksonville	91.9%	98.4%	7.0%
Northwest Medford	97.2%	97.9%	0.6%
West Medford	99.3%	96.5%	-2.9%
Southwest Medford	98.0%	98.3%	0.2%
East Medford	96.5%	97.9%	1.5%
Central Point	98.5%	97.3%	-1.2%
White City	100.3%	99.6%	-0.6%
Eagle Point	99.1%	95.3%	-3.8%
Shady Cove / Trail	92.3%	97.1%	5.2%
Gold Hill & Rogue River	95.1%	95.4%	0.4%
COUNTY TOTALS	96.9%	96.5%	-0.4%

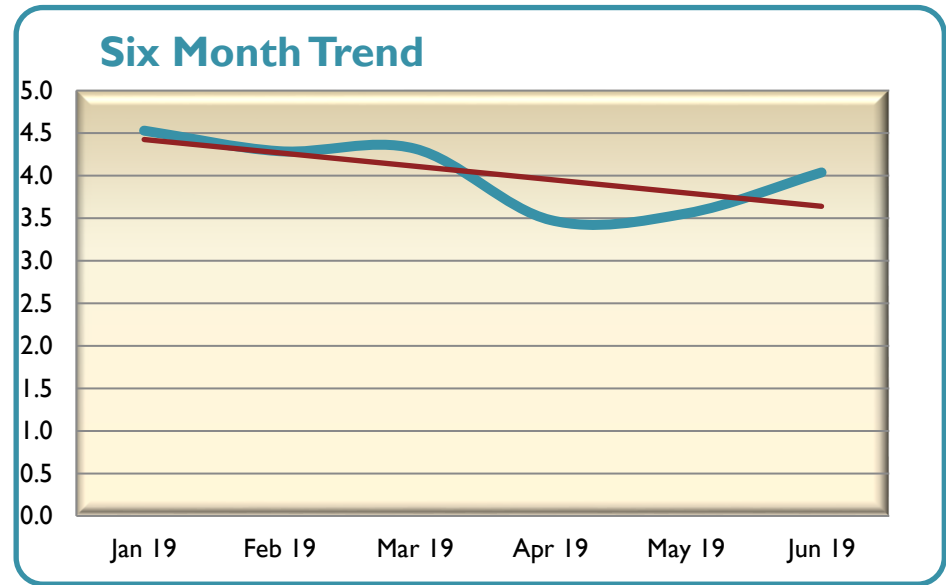


Yearly Snapshot: Original List Price vs Selling Price

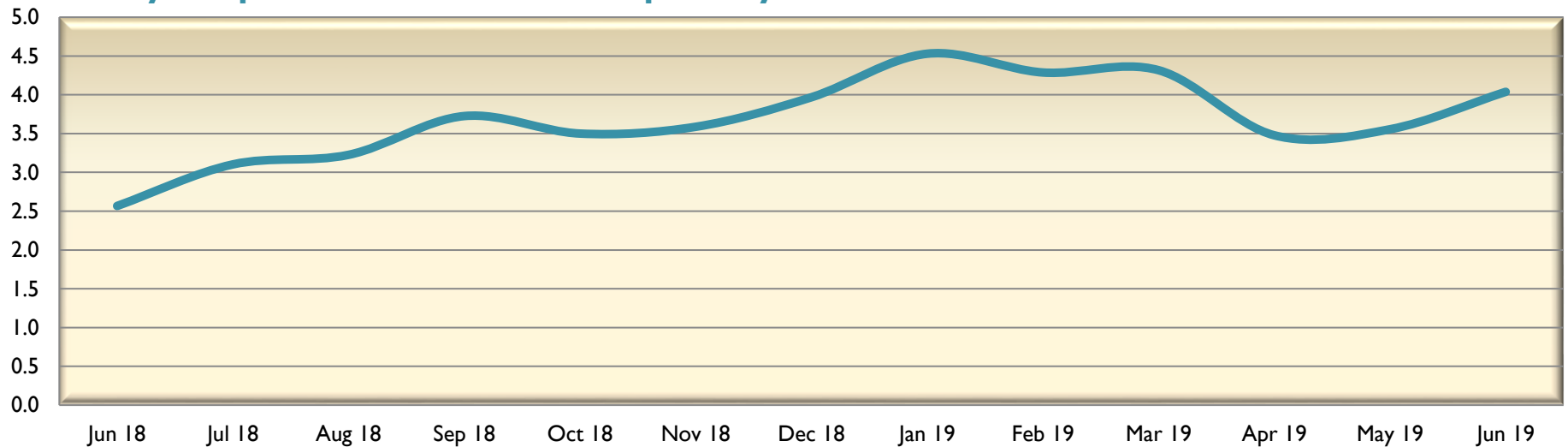


Available Homes per Buyer

Area	Jun 18	Jun 19	Change
Ashland	3.0	6.9	127.0%
Talent	3.2	3.1	-3.1%
Phoenix	7.5	6.0	-20.0%
Jacksonville	3.1	25.5	727.0%
Northwest Medford	1.9	3.9	103.0%
West Medford	2.6	3.0	13.7%
Southwest Medford	2.0	3.8	92.3%
East Medford	2.3	4.1	78.8%
Central Point	2.2	3.0	35.6%
White City	2.1	1.3	-38.5%
Eagle Point	3.0	2.9	-5.6%
Shady Cove / Trail	3.1	5.5	76.8%
Gold Hill & Rogue River	2.5	2.5	0.2%
COUNTY TOTALS	2.6	4.0	57.3%

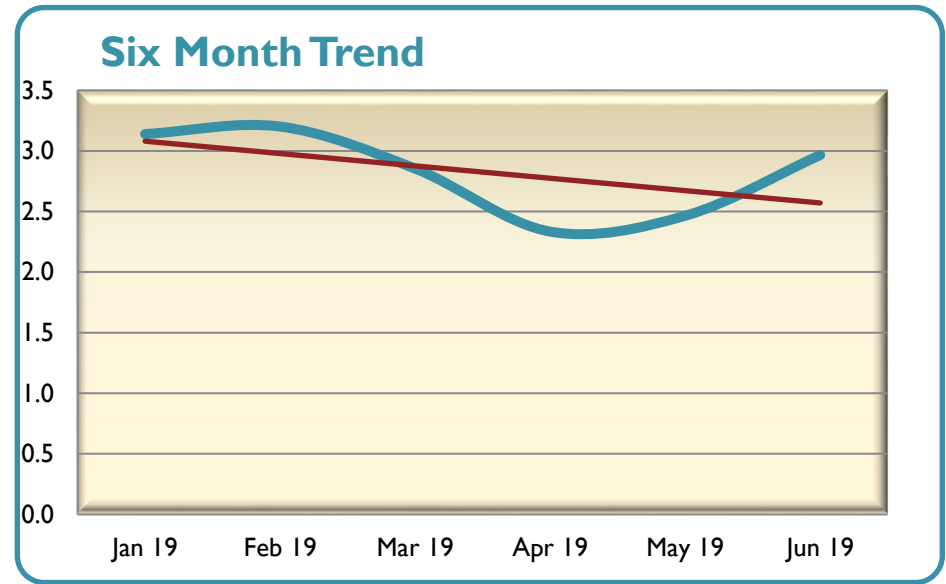


Yearly Snapshot: Available Homes per Buyer

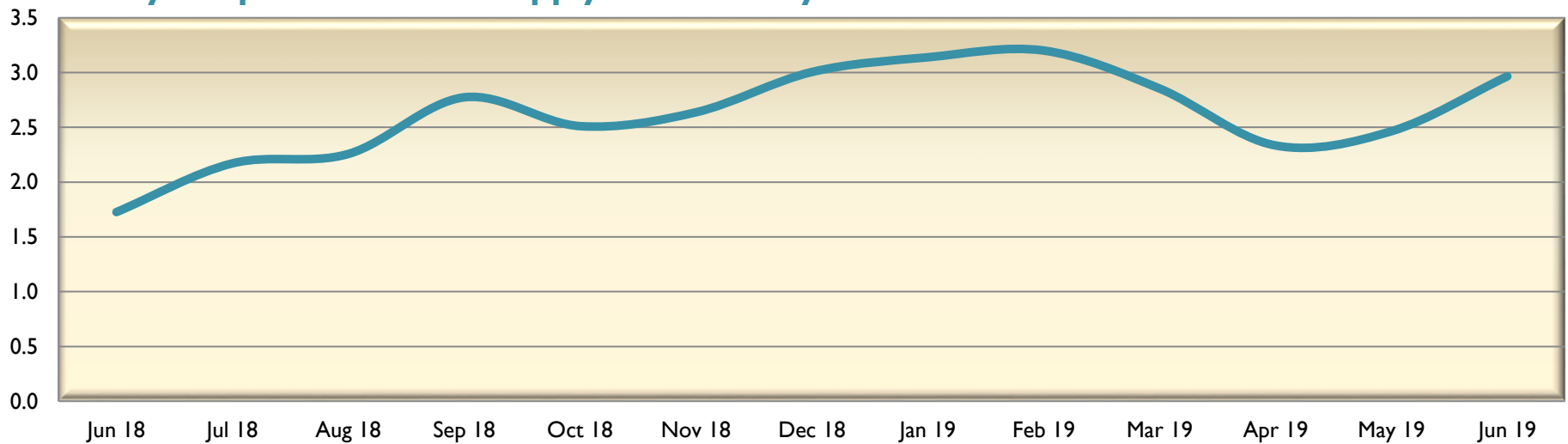


Months Supply of Inventory

Area	Jun 18	Jun 19	Change
Ashland	2.3	5.9	150.2%
Talent	2.0	2.4	20.0%
Phoenix	5.3	5.0	-4.8%
Jacksonville	2.3	21.5	821.4%
Northwest Medford	1.2	2.1	78.6%
West Medford	1.6	2.1	33.2%
Southwest Medford	1.2	2.2	93.3%
East Medford	1.5	2.7	79.0%
Central Point	1.2	2.0	72.7%
White City	1.2	0.8	-32.3%
Eagle Point	2.2	2.1	-1.4%
Shady Cove / Trail	2.7	4.7	75.0%
Gold Hill & Rogue River	1.7	2.0	20.0%
COUNTY TOTALS	1.7	3.0	71.8%



Yearly Snapshot: Months Supply of Inventory

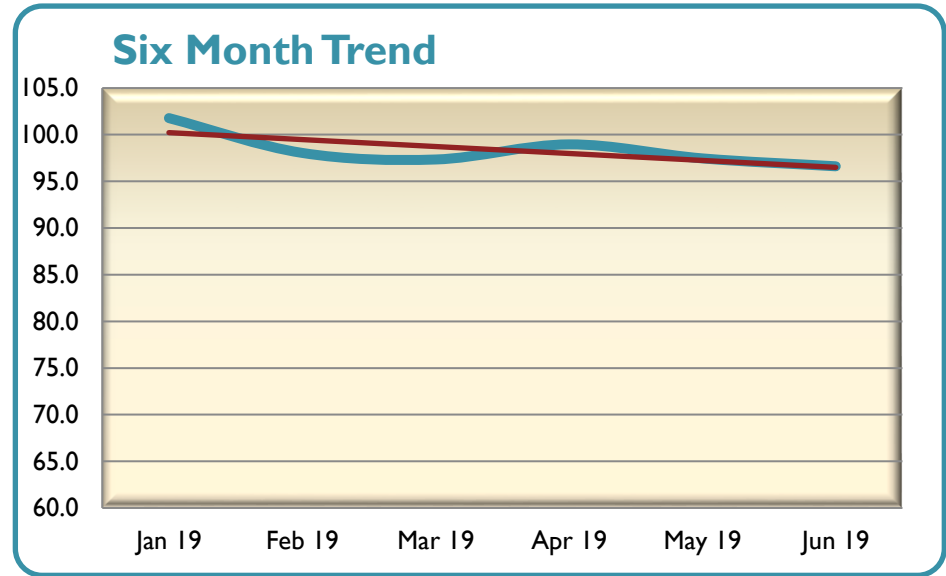


Housing Affordability Index

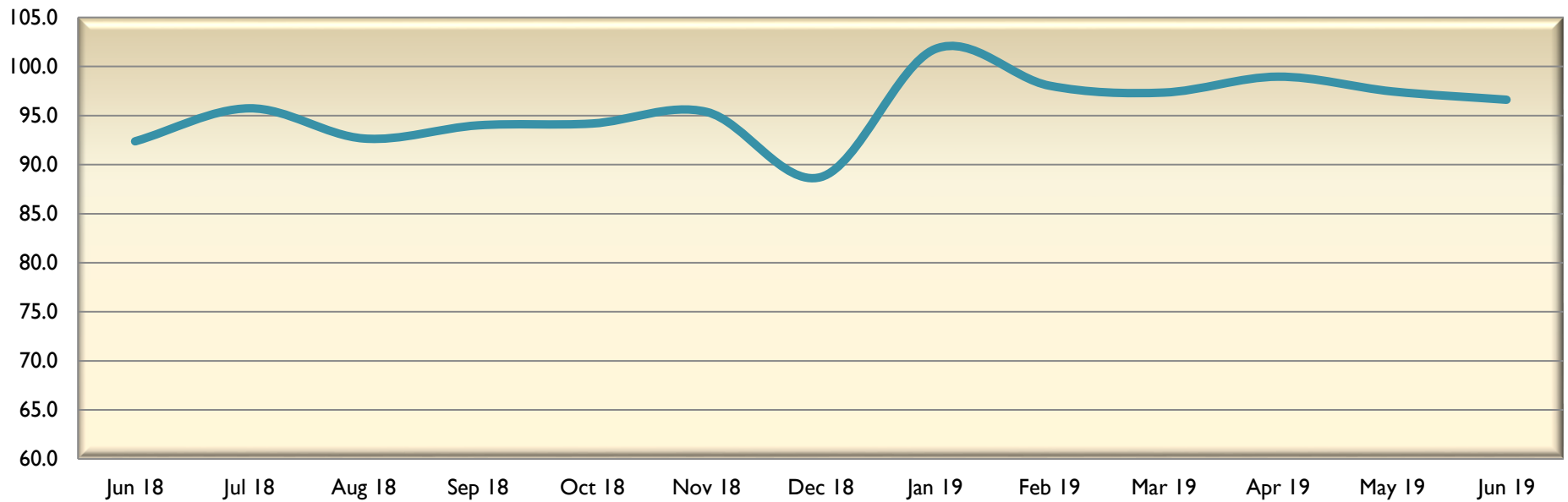


Jackson County	Jun 18	Jun 19	Change
	92.4	96.6	4.6%

The Housing Affordability Index (HAI) measures the ability of a family with median income to afford monthly mortgage payments on a median priced home. The HAI is calculated using the most recent census data for the area and average interest rates reported by Freddie Mac. Index values under 100 indicate less affordability, while values over 100 show increased affordability.



Yearly Snapshot: Housing Affordability Index



Keybox Activity Report

Keybox Accesses	Jun 18	Jun 19	Change
	10070	10900	8.2%

