



JACKSON CO EXISTING HOME SALES - May 1, 2019 through July 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jul 2018 vs Jul 2019	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31						
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	124	103	41	71	\$360,500	\$438,500	\$464,800	28.9%	6.0%	\$432,250	\$464,800
Talent	28	27	39	30	\$203,750	\$296,250	\$312,000	53.1%	5.3%	\$272,500	\$300,000
Phoenix	22	21	24	38	\$194,500	\$259,000	\$274,000	40.9%	5.8%	\$307,500	\$296,700
Jacksonville	20	12	49	46	\$353,150	\$427,500	\$429,500	21.6%	0.5%	\$382,000	\$414,000
Northwest Medford	33	25	20	16	\$120,500	\$269,900	\$247,000	105.0%	-8.5%	\$275,000	\$274,900
West Medford	60	60	34	25	\$137,000	\$223,000	\$227,250	65.9%	1.9%	\$238,000	\$224,000
Southwest Medford	58	47	25	18	\$207,000	\$265,000	\$282,000	36.2%	6.4%	\$246,500	\$282,700
East Medford	273	256	33	34	\$224,900	\$310,000	\$316,400	40.7%	2.1%	\$294,500	\$310,000
Central Point	93	98	32	32	\$175,000	\$275,000	\$270,000	54.3%	-1.8%	\$279,000	\$252,500
White City	35	36	11	20	\$144,900	\$218,000	\$243,000	67.7%	11.5%	\$235,500	\$248,500
Eagle Point	68	56	45	49	\$221,500	\$281,489	\$332,450	50.1%	18.1%	\$269,900	\$308,500
Shady Cove / Trail	12	14	74	75	\$154,900	\$275,750	\$300,000	93.7%	8.8%	\$279,000	\$301,750
Gold Hill & Rogue River	24	22	23	36	\$160,750	\$249,200	\$247,495	54.0%	-0.7%	\$256,000	\$252,000
URBAN TOTALS	850	777	34	38	\$215,000	\$288,250	\$295,000	37.2%	2.3%	\$283,250	\$295,000

JACKSON CO NEW HOME SALES - May 1, 2019 through July 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jul 2018 vs Jul 2019	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31						
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	4	121	209	\$474,721	\$394,500	\$752,000	58.4%	90.6%	N/A	N/A
Talent	2	4	N/A	251	\$244,400	N/A	\$325,376	33.1%	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	0	N/A	N/A	\$203,990	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	5	2	16	N/A	\$156,655	\$250,000	N/A	N/A	N/A	N/A	N/A
Southwest Medford	9	14	41	67	\$225,805	\$309,900	\$320,450	41.9%	3.4%	N/A	\$320,450
East Medford	21	36	95	83	\$364,185	\$433,500	\$396,900	9.0%	-8.4%	\$402,200	\$395,900
Central Point	8	3	89	109	\$238,850	\$349,950	N/A	N/A	N/A	\$349,950	N/A
White City	6	6	34	56	\$183,150	\$263,500	\$208,400	13.8%	-20.9%	N/A	N/A
Eagle Point	10	12	56	82	N/A	\$385,000	\$271,990	N/A	-29.4%	N/A	\$265,240
Shady Cove / Trail	3	0	9	N/A	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	N/A	N/A
URBAN TOTALS	70	82	70	97	\$233,000	\$347,450	\$340,163	46.0%	-2.1%	\$363,075	\$334,000

JACKSON CO RURAL HOME SALES - May 1, 2019 through July 31, 2019											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jul 2018 vs Jul 2019	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31						
	# 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	72	105	51	71	\$270,800	\$301,000	\$352,000	30.0%	16.9%	\$290,000	\$350,000
5 - 10 Acres	48	40	106	98	\$324,500	\$407,000	\$422,000	30.0%	3.7%	\$435,000	\$424,500
Over 10 Acres	35	39	226	117	\$343,500	\$655,000	\$549,000	59.8%	-16.2%	\$662,000	\$554,500
RURAL TOTALS	155	182	108	83	\$303,250	\$400,000	\$400,000	31.9%	0.0%	\$370,850	\$419,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 07/31/18	Active 07/31/19	% Change
Ashland	192	285	48.4%
Talent	42	44	4.8%
Phoenix	41	32	-22.0%
Jacksonville	49	70	42.9%
Northwest Medford	18	13	-27.8%
West Medford	49	54	10.2%
Southwest Medford	47	63	34.0%
East Medford	246	243	-1.2%
Central Point	62	91	46.8%
White City	24	20	-16.7%
Eagle Point	94	91	-3.2%
Shady Cove / Trail	53	55	3.8%
Gold Hill & Rogue River	114	105	-7.9%
Other Areas	102	103	1.0%
COUNTY TOTALS	1133	1269	12.0%

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, 2019 through July 31, 2019									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2018 vs Jul 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2018	Median \$ 2019	1-year % Change	Median \$	Median \$
Ashland	3	2	115	N/A	N/A	N/A	N/A	N/A	N/A
Talent	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	2	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	4	1	15	N/A	\$216,425	N/A	N/A	N/A	N/A
Southwest Medford	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	10	4	97	23	\$265,777	\$176,475	-33.6%	N/A	N/A
Central Point	3	5	35	21	N/A	\$210,000	N/A	N/A	N/A
White City	3	2	31	47	N/A	\$155,000	N/A	N/A	N/A
Eagle Point	3	4	73	58	N/A	\$262,950	N/A	N/A	N/A
Shady Cove / Trail	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	35	21	60	74	\$230,000	\$187,950	-18.3%	\$255,000	\$170,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - May 1, 2019 through July 31, 2019															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	May 1 - Jul 31							May 1 - Jul 31				May 1 - Jul 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	100	97.1%	3	2.9%	0	0.0%	103	62	N/A	N/A	71	\$477,000	N/A	N/A	\$464,800
Talent	27	100.0%	0	0.0%	0	0.0%	27	30	N/A	N/A	30	\$312,000	N/A	N/A	\$312,000
Phoenix	20	95.2%	1	4.8%	0	0.0%	21	39	N/A	N/A	38	\$274,500	N/A	N/A	\$274,000
Jacksonville	12	100.0%	0	0.0%	0	0.0%	12	46	N/A	N/A	46	\$429,500	N/A	N/A	\$429,500
Northwest Medford	23	92.0%	2	8.0%	0	0.0%	25	14	N/A	N/A	16	\$247,000	N/A	N/A	\$247,000
West Medford	58	96.7%	2	3.3%	0	0.0%	60	25	N/A	N/A	25	\$230,500	N/A	N/A	\$227,250
Southwest Medford	46	97.9%	1	2.1%	0	0.0%	47	18	N/A	N/A	18	\$283,450	N/A	N/A	\$282,000
East Medford	251	98.0%	5	2.0%	0	0.0%	256	34	27	N/A	34	\$319,000	\$187,950	N/A	\$316,400
Central Point	93	94.9%	5	5.1%	0	0.0%	98	33	21	N/A	32	\$272,500	\$210,000	N/A	\$270,000
White City	34	94.4%	2	5.6%	0	0.0%	36	19	47	N/A	20	\$245,250	\$155,000	N/A	\$243,000
Eagle Point	52	92.9%	4	7.1%	0	0.0%	56	48	58	N/A	49	\$337,500	\$262,950	N/A	\$332,450
Shady Cove / Trail	14	100.0%	0	0.0%	0	0.0%	14	75	N/A	N/A	75	\$300,000	N/A	N/A	\$300,000
Gold Hill & Rogue River	22	100.0%	0	0.0%	0	0.0%	22	36	N/A	N/A	36	\$247,495	N/A	N/A	\$247,495
URBAN TOTALS	752	96.8%	25	3.2%	0	0.0%	777	36	73	N/A	38	\$299,000	\$190,500	N/A	\$295,000

ALL HOMES ON MARKET (including rural) - 07/31/19							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	281	98.6%	4	1.4%	0	0.0%	285
Talent	44	100.0%	0	0.0%	0	0.0%	44
Phoenix	30	93.8%	2	6.3%	0	0.0%	32
Jacksonville	70	100.0%	0	0.0%	0	0.0%	70
Northwest Medford	13	100.0%	0	0.0%	0	0.0%	13
West Medford	51	94.4%	3	5.6%	0	0.0%	54
Southwest Medford	61	96.8%	2	3.2%	0	0.0%	63
East Medford	240	98.8%	3	1.2%	0	0.0%	243
Central Point	88	96.7%	3	3.3%	0	0.0%	91
White City	19	95.0%	0	0.0%	1	5.0%	20
Eagle Point	91	100.0%	0	0.0%	0	0.0%	91
Shady Cove / Trail	54	98.2%	1	1.8%	0	0.0%	55
Gold Hill & Rogue River	102	97.1%	3	2.9%	0	0.0%	105
Other Areas	101	98.1%	2	1.9%	0	0.0%	103
COUNTY TOTALS	1245	98.1%	23	1.8%	1	0.1%	1269

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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