





Jackson County Residential Market Trends

August 2019

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.

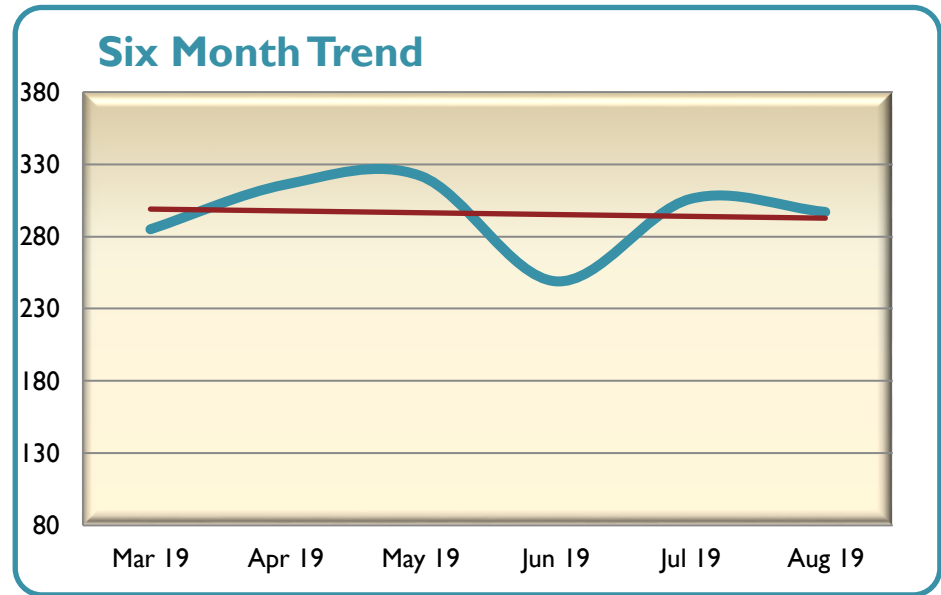
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

 Pending Sales2
 New Listings3
 Average Days on Market4
 Original List Price vs Selling Price5
 Available Homes per Buyer6
 Months Supply of Inventory7
 Housing Affordability Index8

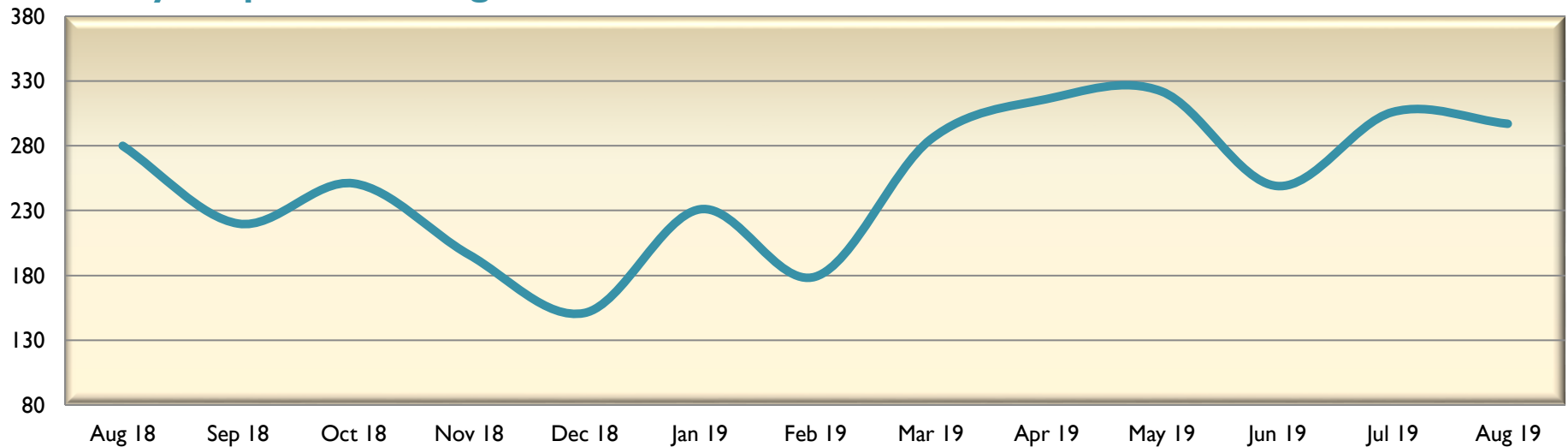
Pending Sales



Area	Aug 18	Aug 19	Change
Ashland	27	41	51.9%
Talent	13	10	-23.1%
Phoenix	6	10	66.7%
Jacksonville	11	8	-27.3%
Northwest Medford	10	4	-60.0%
West Medford	15	23	53.3%
Southwest Medford	19	16	-15.8%
East Medford	93	87	-6.5%
Central Point	32	38	18.8%
White City	15	14	-6.7%
Eagle Point	27	27	0.0%
Shady Cove / Trail	6	9	50.0%
Gold Hill & Rogue River	6	10	66.7%
COUNTY TOTALS	280	297	6.1%



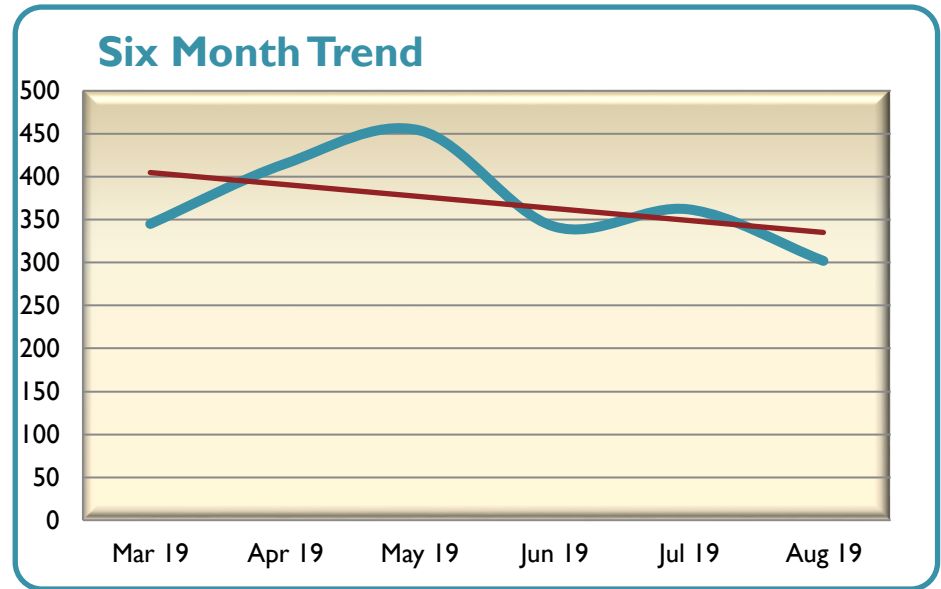
Yearly Snapshot: Pending Sales



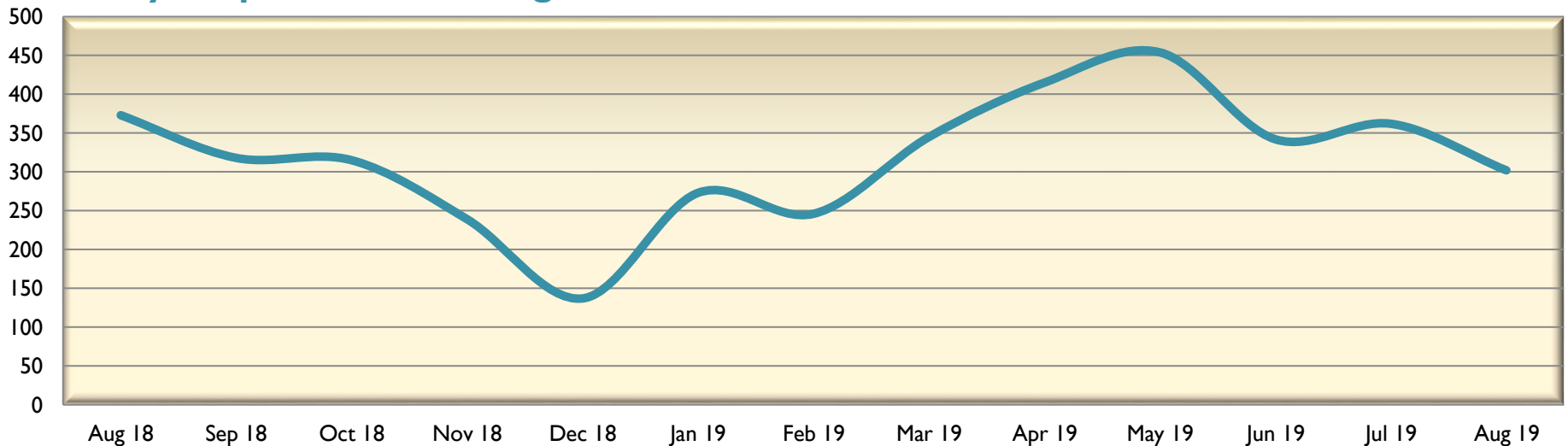
New Listings



Area	Aug 18	Aug 19	Change
Ashland	49	33	-32.7%
Talent	12	14	16.7%
Phoenix	8	8	0.0%
Jacksonville	12	9	-25.0%
Northwest Medford	18	5	-72.2%
West Medford	24	24	0.0%
Southwest Medford	21	11	-47.6%
East Medford	114	101	-11.4%
Central Point	50	40	-20.0%
White City	19	12	-36.8%
Eagle Point	28	27	-3.6%
Shady Cove / Trail	5	7	40.0%
Gold Hill & Rogue River	13	11	-15.4%
COUNTY TOTALS	373	302	-19.0%



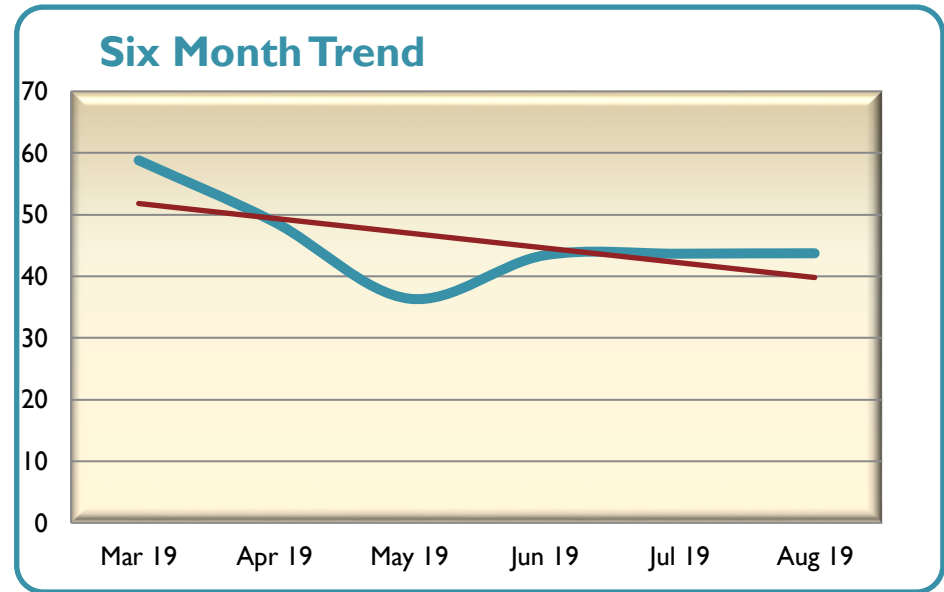
Yearly Snapshot: New Listings



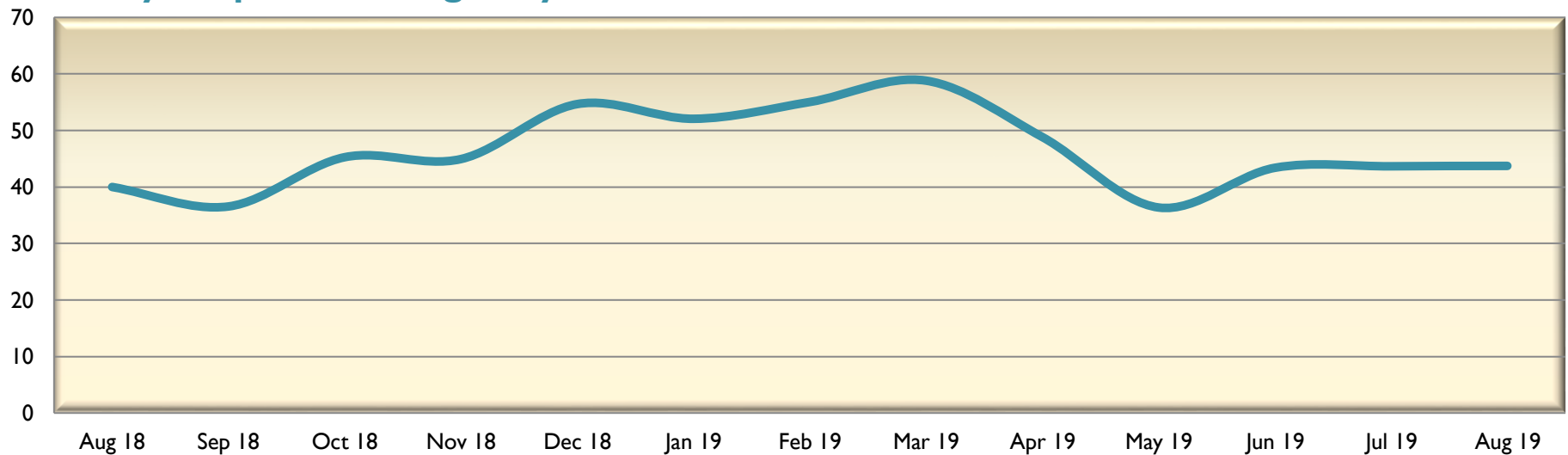
Average Days on Market



Area	Aug 18	Aug 19	Change
Ashland	74	90	21.6%
Talent	29	25	-13.8%
Phoenix	24	27	12.5%
Jacksonville	36	120	233.3%
Northwest Medford	24	43	79.2%
West Medford	25	23	-8.0%
Southwest Medford	51	29	-43.1%
East Medford	32	29	-9.4%
Central Point	26	22	-15.4%
White City	21	15	-28.6%
Eagle Point	54	51	-5.6%
Shady Cove / Trail	88	71	-19.3%
Gold Hill & Rogue River	54	119	120.4%
COUNTY TOTALS	40	44	10.0%



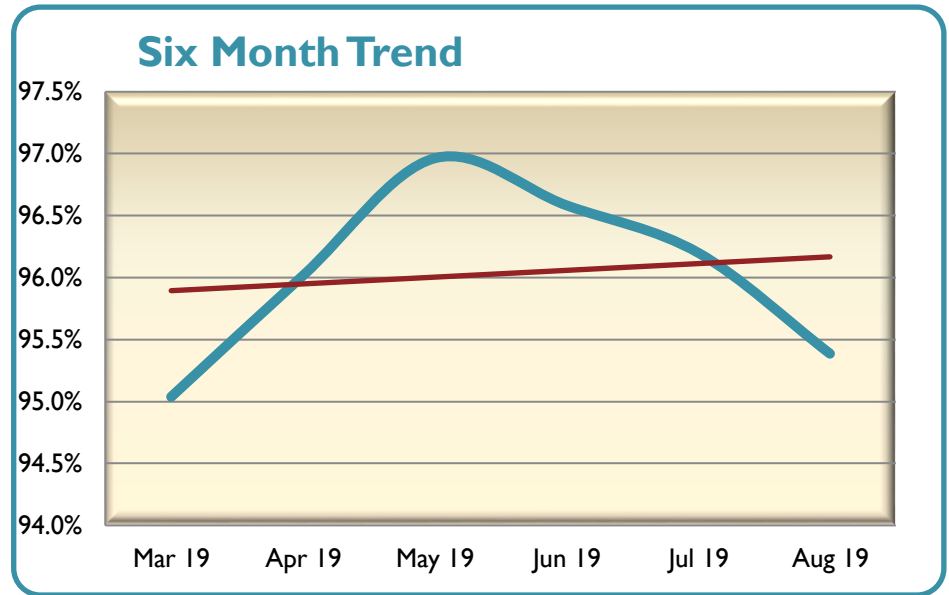
Yearly Snapshot: Average Days on Market



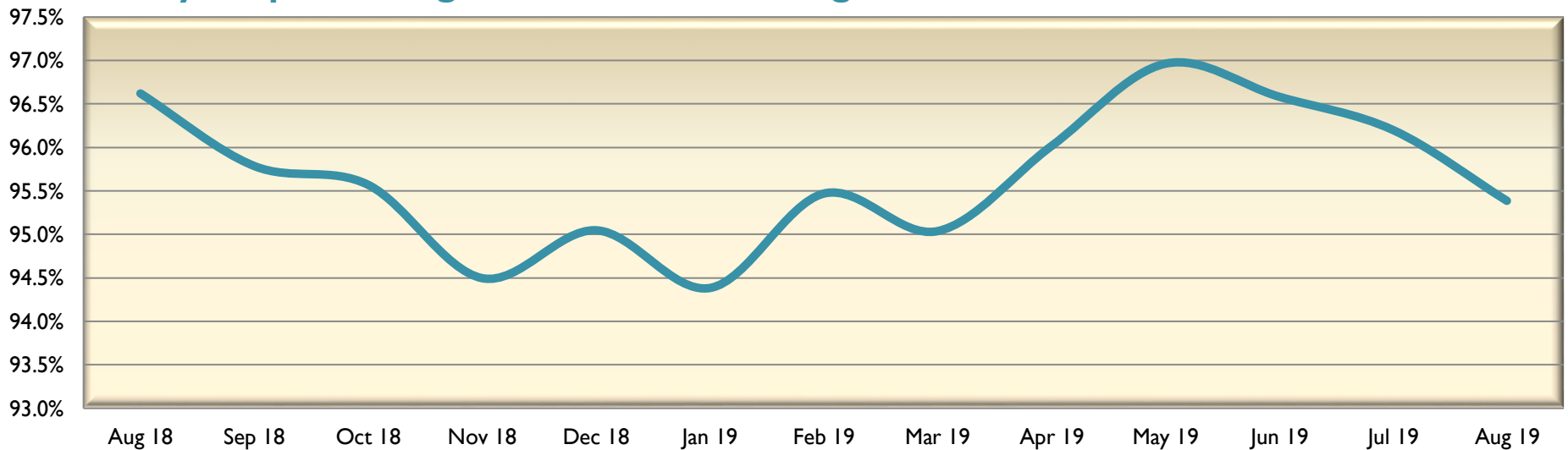
Original List Price vs Selling Price



Area	Aug 18	Aug 19	Change
Ashland	95.1%	93.0%	-2.2%
Talent	98.0%	97.4%	-0.6%
Phoenix	96.0%	96.3%	0.3%
Jacksonville	97.4%	91.3%	-6.3%
Northwest Medford	96.9%	96.8%	-0.1%
West Medford	97.0%	95.0%	-2.0%
Southwest Medford	96.9%	98.3%	1.5%
East Medford	96.8%	97.2%	0.4%
Central Point	96.8%	96.7%	-0.1%
White City	98.2%	96.4%	-1.8%
Eagle Point	96.8%	94.3%	-2.5%
Shady Cove / Trail	96.4%	96.9%	0.5%
Gold Hill & Rogue River	96.0%	94.3%	-1.7%
COUNTY TOTALS	96.6%	95.4%	-1.3%



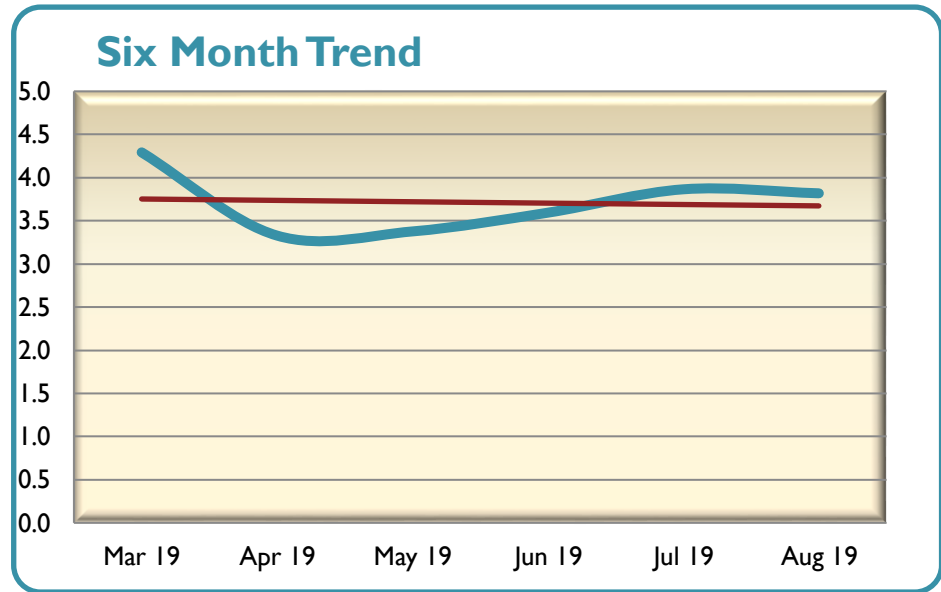
Yearly Snapshot: Original List Price vs Selling Price



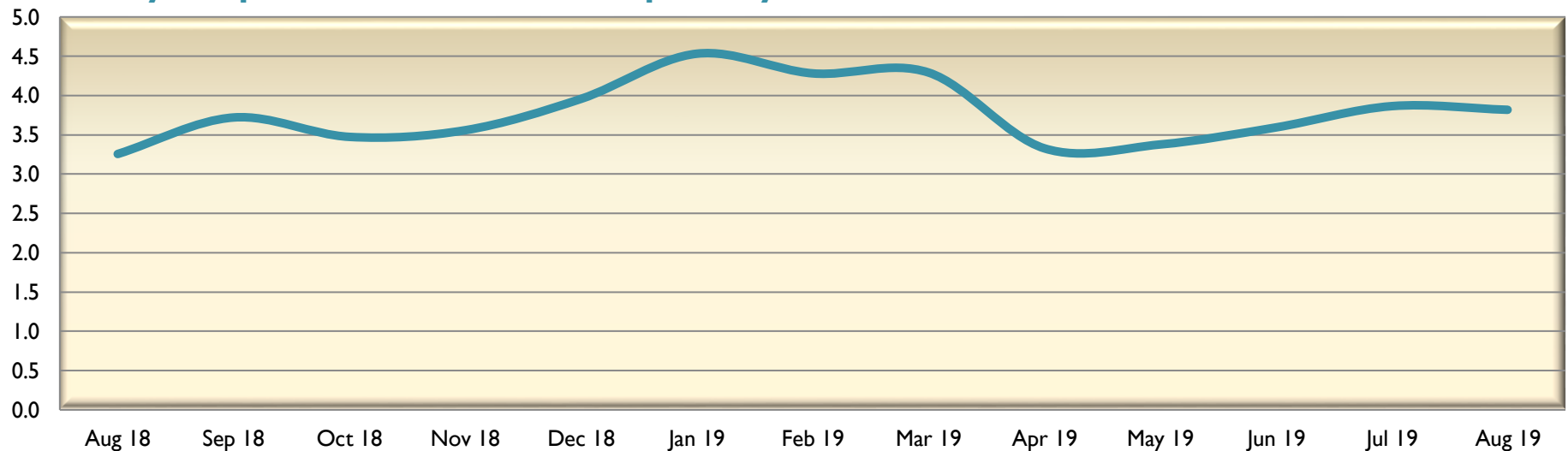
Available Homes per Buyer



Area	Aug 18	Aug 19	Change
Ashland	4.3	4.4	1.2%
Talent	1.9	5.6	187.6%
Phoenix	3.8	5.0	33.3%
Jacksonville	5.0	4.5	-9.1%
Northwest Medford	4.7	1.2	-74.2%
West Medford	2.2	3.8	77.5%
Southwest Medford	2.4	2.5	6.4%
East Medford	3.8	3.7	-1.8%
Central Point	2.7	3.4	23.5%
White City	1.7	3.5	101.5%
Eagle Point	3.2	3.7	13.7%
Shady Cove / Trail	4.3	8.8	104.2%
Gold Hill & Rogue River	3.5	7.4	108.7%
COUNTY TOTALS	3.3	3.8	17.3%



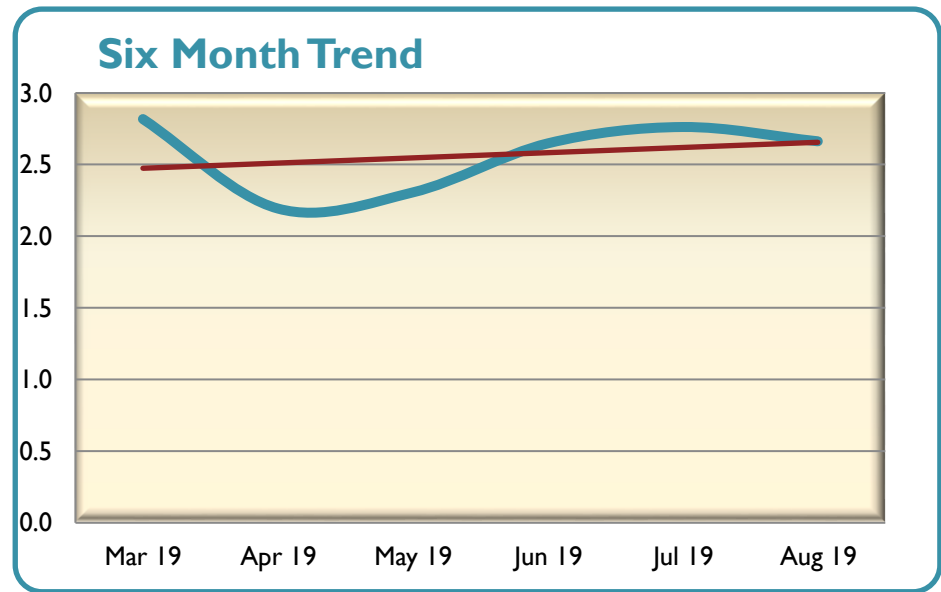
Yearly Snapshot: Available Homes per Buyer



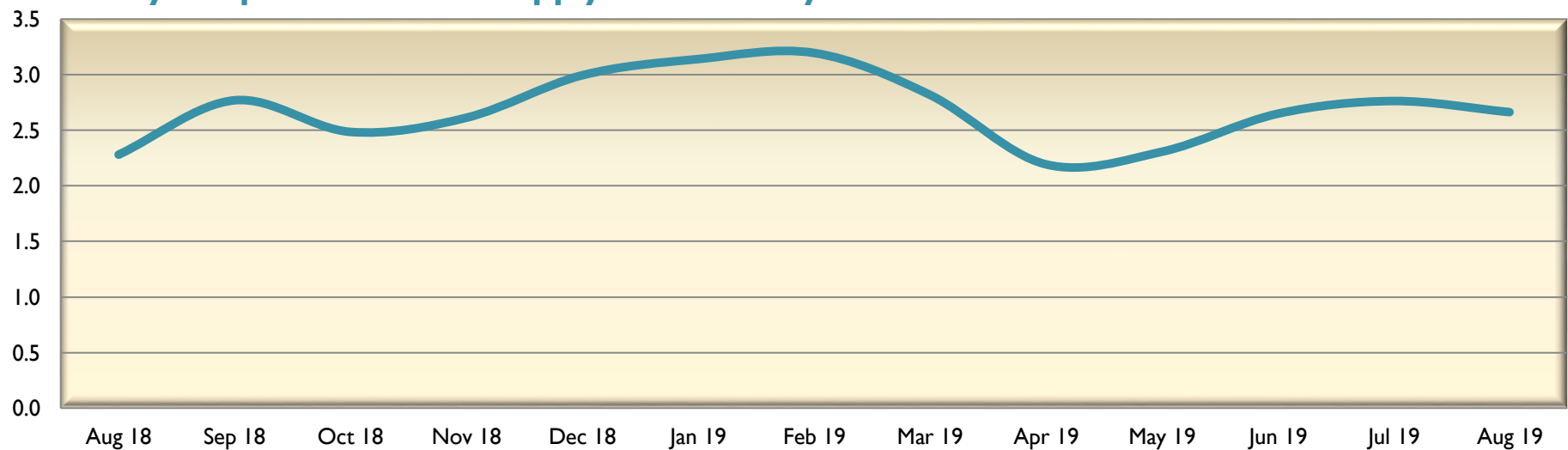
Months Supply of Inventory



Area	Aug 18	Aug 19	Change
Ashland	3.5	3.4	-1.6%
Talent	1.2	4.3	260.9%
Phoenix	2.9	3.2	10.1%
Jacksonville	3.8	3.6	-3.0%
Northwest Medford	3.4	0.9	-75.0%
West Medford	1.6	2.5	52.9%
Southwest Medford	1.4	1.7	17.9%
East Medford	2.5	2.5	0.7%
Central Point	1.8	2.1	20.0%
White City	0.9	1.8	84.7%
Eagle Point	2.0	2.2	8.4%
Shady Cove / Trail	3.4	6.5	89.6%
Gold Hill & Rogue River	2.9	5.4	85.6%
COUNTY TOTALS	2.3	2.7	16.8%



Yearly Snapshot: Months Supply of Inventory

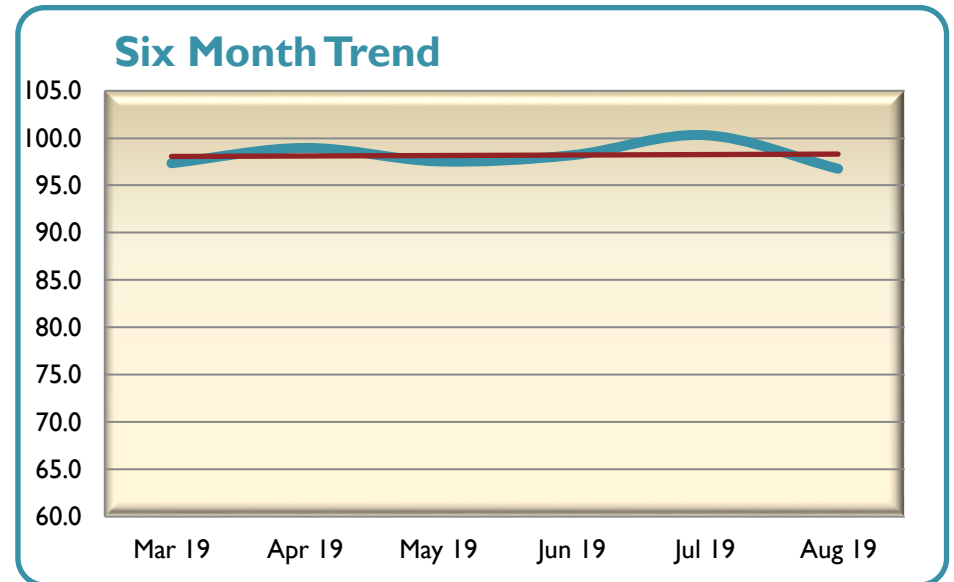


Housing Affordability Index

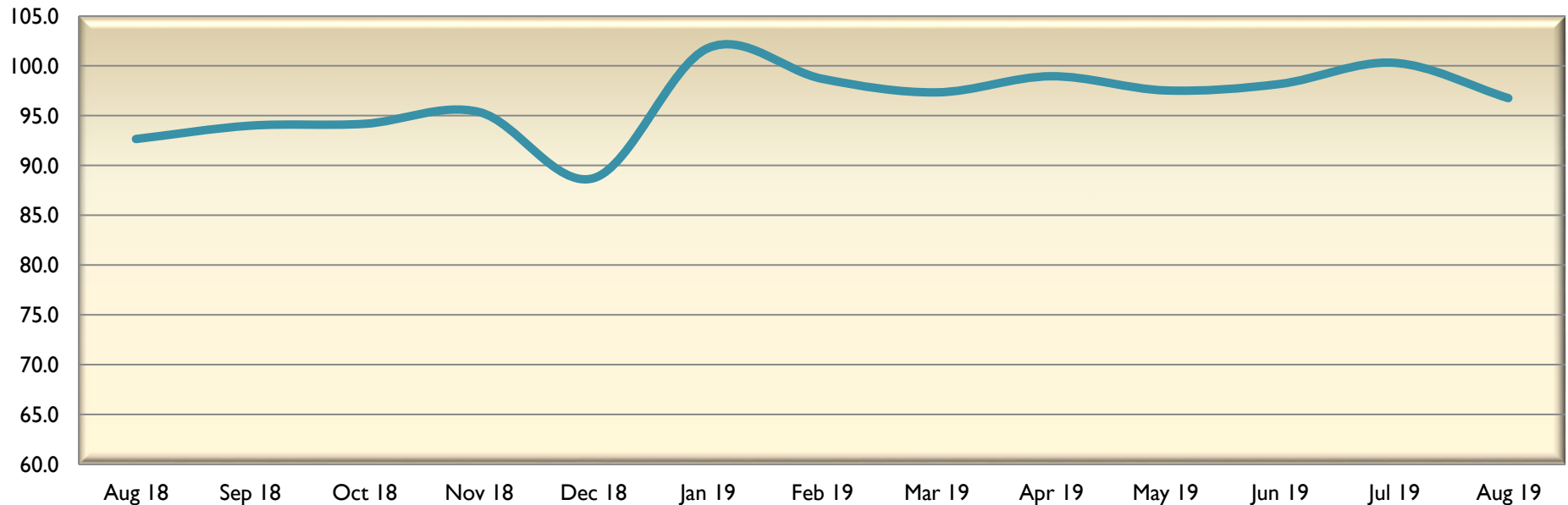


Jackson County	Aug 18	Aug 19	Change
	92.7	96.8	4.4%

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	Aug 18	Aug 19	Change
	9971	10288	3.2%

