



JACKSON CO EXISTING HOME SALES - June 1, 2019 through August 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2018 vs Aug 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	120	107	50	81	\$355,000	\$438,500	\$468,000	31.8%	6.7%	\$450,000	\$454,500
Talent	32	22	39	32	\$202,500	\$330,500	\$313,000	54.6%	-5.3%	\$354,000	\$334,500
Phoenix	19	17	23	34	\$180,225	\$307,500	\$263,500	46.2%	-14.3%	\$291,000	\$234,250
Jacksonville	24	15	38	104	\$336,650	\$425,000	\$425,000	26.2%	0.0%	\$540,000	\$452,500
Northwest Medford	26	29	24	33	\$193,250	\$257,750	\$255,500	32.2%	-0.9%	\$257,500	\$254,250
West Medford	72	55	33	22	\$130,000	\$224,950	\$230,000	76.9%	2.2%	\$215,000	\$260,000
Southwest Medford	56	50	33	25	\$198,500	\$265,500	\$280,250	41.2%	5.6%	\$280,000	\$275,000
East Medford	263	253	31	31	\$235,000	\$306,000	\$319,000	35.7%	4.2%	\$305,000	\$326,500
Central Point	94	90	28	26	\$175,000	\$274,500	\$256,500	46.6%	-6.6%	\$282,500	\$275,000
White City	36	30	15	22	\$143,950	\$219,000	\$241,450	67.7%	10.3%	\$200,000	\$243,450
Eagle Point	63	57	37	56	\$230,000	\$267,700	\$325,000	41.3%	21.4%	\$277,050	\$315,000
Shady Cove / Trail	17	12	78	53	\$154,900	\$269,900	\$307,500	98.5%	13.9%	\$214,500	N/A
Gold Hill & Rogue River	25	21	40	50	\$169,500	\$259,000	\$230,000	35.7%	-11.2%	\$329,250	\$277,500
URBAN TOTALS	847	758	35	40	\$219,900	\$286,000	\$300,000	36.4%	4.9%	\$290,000	\$307,250

JACKSON CO NEW HOME SALES - June 1, 2019 through August 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2018 vs Aug 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	10	121	143	\$479,861	\$394,500	\$474,950	-1.0%	20.4%	N/A	\$420,212
Talent	5	3	35	212	\$242,950	\$359,000	N/A	N/A	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	\$255,000	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	0	N/A	N/A	\$208,816	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	7	1	26	N/A	\$159,900	\$269,900	N/A	N/A	N/A	\$271,100	N/A
Southwest Medford	7	17	87	55	\$225,805	\$312,900	\$319,900	41.7%	2.2%	N/A	\$331,842
East Medford	25	34	91	87	\$368,950	\$430,000	\$392,400	6.4%	-8.7%	\$403,495	\$379,000
Central Point	8	4	109	92	\$232,400	\$319,950	\$339,300	46.0%	6.0%	N/A	N/A
White City	10	6	42	54	\$184,900	\$262,000	\$239,950	29.8%	-8.4%	\$255,000	N/A
Eagle Point	10	15	117	61	\$231,450	\$400,000	\$273,990	18.4%	-31.5%	\$410,200	\$349,900
Shady Cove / Trail	3	1	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	81	92	80	87	\$255,000	\$358,642	\$349,900	37.2%	-2.4%	\$348,200	\$369,900

JACKSON CO RURAL HOME SALES - June 1, 2019 through August 31, 2019											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2018 vs Aug 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	90	105	64	73	\$274,500	\$317,000	\$372,500	35.7%	17.5%	\$355,000	\$390,500
5 - 10 Acres	41	47	91	82	\$354,500	\$414,000	\$450,000	26.9%	8.7%	\$387,000	\$511,000
Over 10 Acres	36	37	183	93	\$337,000	\$620,100	\$560,000	66.2%	-9.7%	\$481,000	\$568,750
RURAL TOTALS	165	187	97	76	\$315,000	\$398,500	\$420,000	33.3%	5.4%	\$390,000	\$468,500

ALL HOMES ON MARKET (includes rural)			
Area	Active 08/31/18	Active 08/31/19	% Change
Ashland	207	258	24.6%
Talent	40	49	22.5%
Phoenix	38	27	-28.9%
Jacksonville	49	73	49.0%
Northwest Medford	22	18	-18.2%
West Medford	56	50	-10.7%
Southwest Medford	53	59	11.3%
East Medford	250	244	-2.4%
Central Point	84	94	11.9%
White City	25	19	-24.0%
Eagle Point	94	87	-7.4%
Shady Cove / Trail	56	53	-5.4%
Gold Hill & Rogue River	119	107	-10.1%
Other Areas	98	102	4.1%
COUNTY TOTALS	1191	1240	4.1%

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.

©2019 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.



JACKSON CO EXISTING HOME SALES: DISTRESSED - June 1, 2019 through August 31, 2019

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2018 vs Aug 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2018	Median \$ 2019	1-year % Change	Median \$	Median \$
Ashland	3	3	115	380	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	1	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	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	3	3	16	43	N/A	N/A	N/A	N/A	N/A
Southwest Medford	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	7	7	24	40	\$258,353	\$248,000	-4.0%	N/A	N/A
Central Point	3	4	37	9	N/A	\$190,800	N/A	N/A	N/A
White City	2	2	N/A	47	N/A	\$155,000	N/A	N/A	N/A
Eagle Point	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	0	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	25	24	42	83	\$225,000	\$192,750	-14.3%	\$207,000	\$243,250

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2019 through August 31, 2019

AREA	CLOSED TRANSACTIONS								AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jun 1 - Aug 31								Jun 1 - Aug 31				Jun 1 - Aug 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All	
Ashland	104	97.2%	3	2.8%	0	0.0%	107	73	N/A	N/A	81	\$479,500	N/A	N/A	\$468,000	
Talent	22	100.0%	0	0.0%	0	0.0%	22	32	N/A	N/A	32	\$313,000	N/A	N/A	\$313,000	
Phoenix	16	94.1%	1	5.9%	0	0.0%	17	36	N/A	N/A	34	\$263,500	N/A	N/A	\$263,500	
Jacksonville	15	100.0%	0	0.0%	0	0.0%	15	104	N/A	N/A	104	\$425,000	N/A	N/A	\$425,000	
Northwest Medford	27	93.1%	2	6.9%	0	0.0%	29	33	N/A	N/A	33	\$255,500	N/A	N/A	\$255,500	
West Medford	52	94.5%	3	5.5%	0	0.0%	55	20	N/A	N/A	22	\$235,000	N/A	N/A	\$230,000	
Southwest Medford	50	100.0%	0	0.0%	0	0.0%	50	25	N/A	N/A	25	\$280,250	N/A	N/A	\$280,250	
East Medford	246	97.2%	7	2.8%	0	0.0%	253	31	40	N/A	31	\$320,000	\$248,000	N/A	\$319,000	
Central Point	86	95.6%	4	4.4%	0	0.0%	90	27	9	N/A	26	\$259,450	\$190,800	N/A	\$256,500	
White City	28	93.3%	2	6.7%	0	0.0%	30	21	47	N/A	22	\$243,000	\$155,000	N/A	\$241,450	
Eagle Point	55	96.5%	2	3.5%	0	0.0%	57	54	N/A	N/A	56	\$330,000	N/A	N/A	\$325,000	
Shady Cove / Trail	12	100.0%	0	0.0%	0	0.0%	12	53	N/A	N/A	53	\$307,500	N/A	N/A	\$307,500	
Gold Hill & Rogue River	21	100.0%	0	0.0%	0	0.0%	21	50	N/A	N/A	50	\$230,000	N/A	N/A	\$230,000	
URBAN TOTALS	734	96.8%	24	3.2%	0	0.0%	758	39	83	N/A	40	\$302,000	\$192,750	N/A	\$300,000	

ALL HOMES ON MARKET (including rural) - 08/31/19

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	255	98.8%	3	1.2%	0	0.0%	258
Talent	49	100.0%	0	0.0%	0	0.0%	49
Phoenix	24	88.9%	3	11.1%	0	0.0%	27
Jacksonville	72	98.6%	1	1.4%	0	0.0%	73
Northwest Medford	18	100.0%	0	0.0%	0	0.0%	18
West Medford	48	96.0%	2	4.0%	0	0.0%	50
Southwest Medford	58	98.3%	1	1.7%	0	0.0%	59
East Medford	241	98.8%	3	1.2%	0	0.0%	244
Central Point	90	95.7%	4	4.3%	0	0.0%	94
White City	18	94.7%	0	0.0%	1	5.3%	19
Eagle Point	83	95.4%	4	4.6%	0	0.0%	87
Shady Cove / Trail	52	98.1%	1	1.9%	0	0.0%	53
Gold Hill & Rogue River	105	98.1%	2	1.9%	0	0.0%	107
Other Areas	101	99.0%	1	1.0%	0	0.0%	102
COUNTY TOTALS	1214	97.9%	25	2.0%	1	0.1%	1240

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.

©2019 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.