








Jackson County Residential Market Trends

November 2019

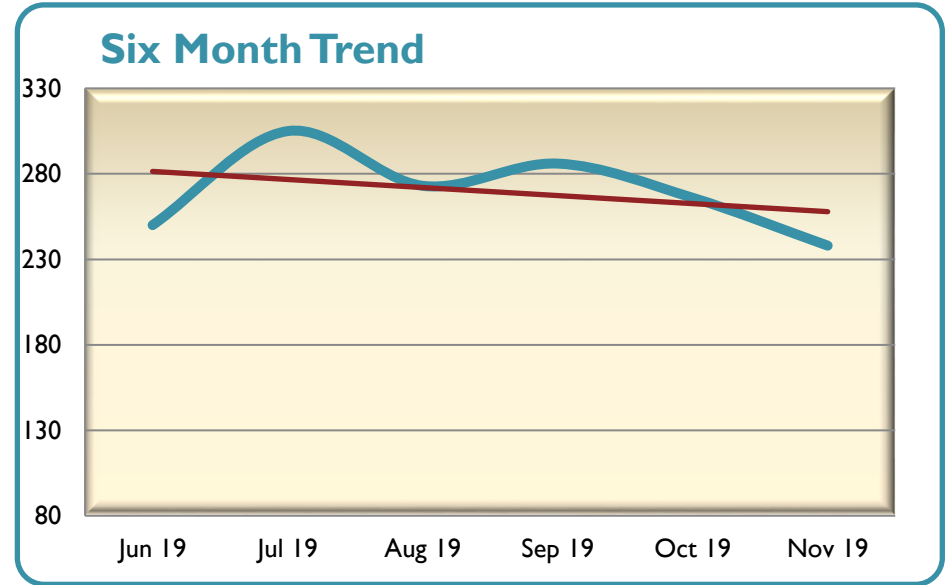
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

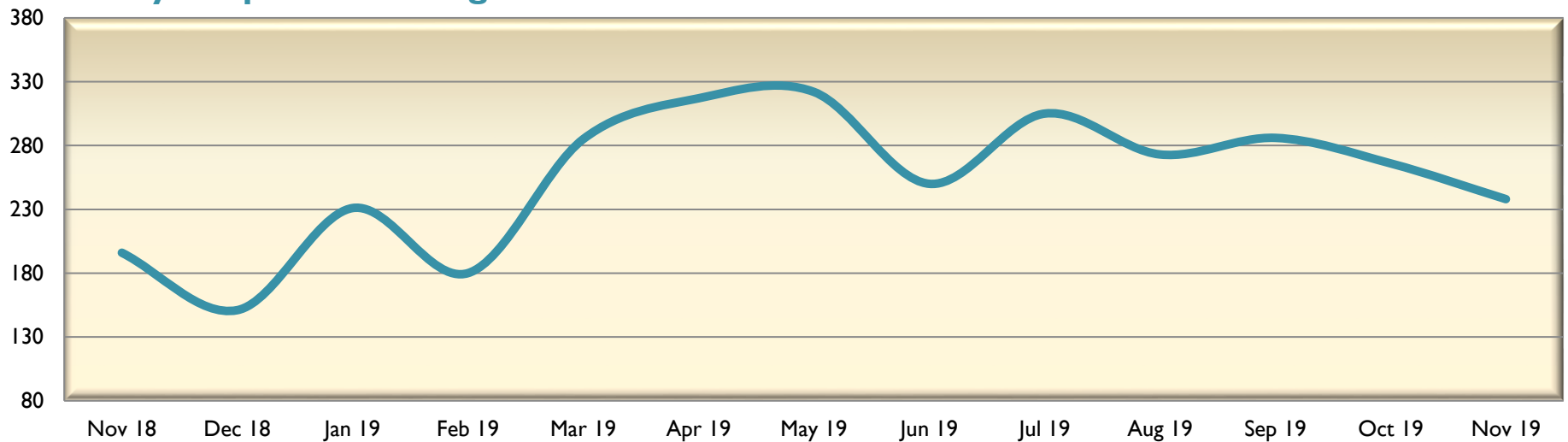
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	Nov 18	Nov 19	Change
Ashland	25	34	36.0%
Talent	6	7	16.7%
Phoenix	8	7	-12.5%
Jacksonville	4	12	200.0%
Northwest Medford	5	5	0.0%
West Medford	18	18	0.0%
Southwest Medford	12	19	58.3%
East Medford	49	68	38.8%
Central Point	27	31	14.8%
White City	12	5	-58.3%
Eagle Point	14	19	35.7%
Shady Cove / Trail	7	4	-42.9%
Gold Hill & Rogue River	9	9	0.0%
COUNTY TOTALS	196	238	21.4%

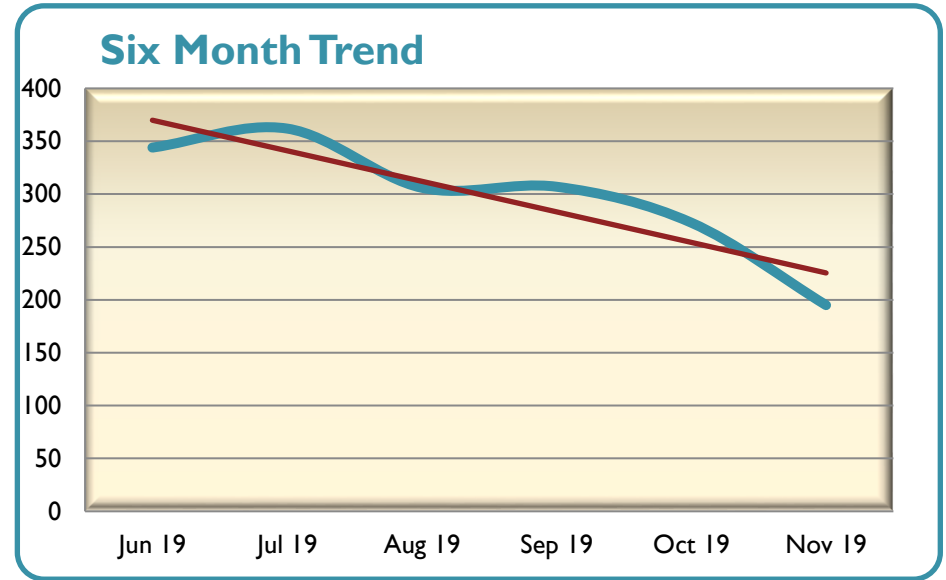


Yearly Snapshot: Pending Sales

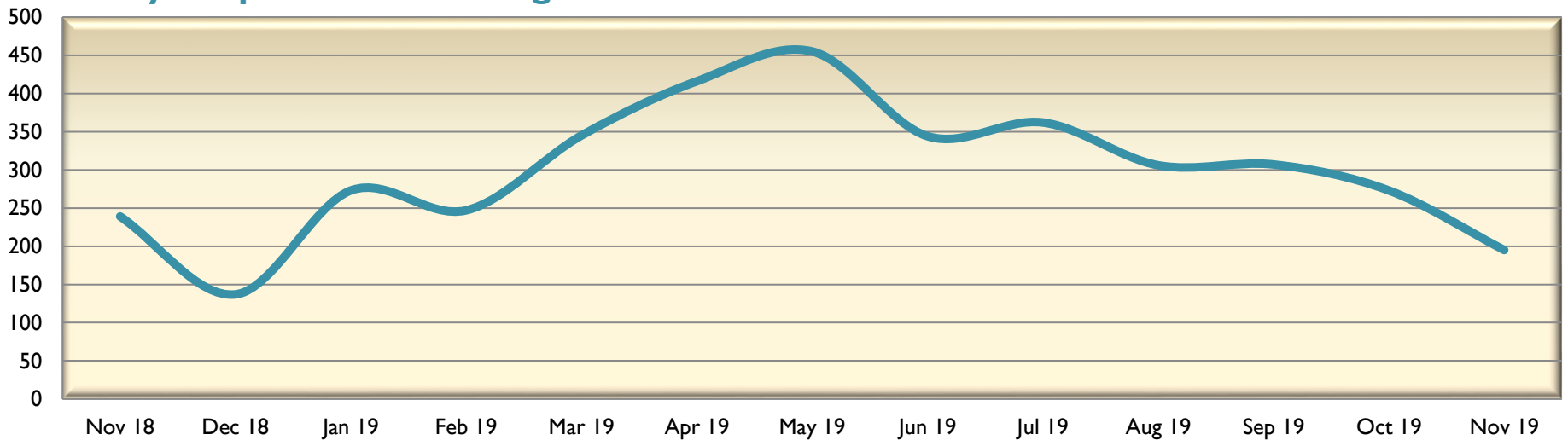


New Listings

Area	Nov 18	Nov 19	Change
Ashland	35	23	-34.3%
Talent	10	4	-60.0%
Phoenix	5	6	20.0%
Jacksonville	10	6	-40.0%
Northwest Medford	7	3	-57.1%
West Medford	17	14	-17.6%
Southwest Medford	10	15	50.0%
East Medford	79	58	-26.6%
Central Point	28	31	10.7%
White City	11	4	-63.6%
Eagle Point	12	17	41.7%
Shady Cove / Trail	6	5	-16.7%
Gold Hill & Rogue River	9	9	0.0%
COUNTY TOTALS	239	195	-18.4%

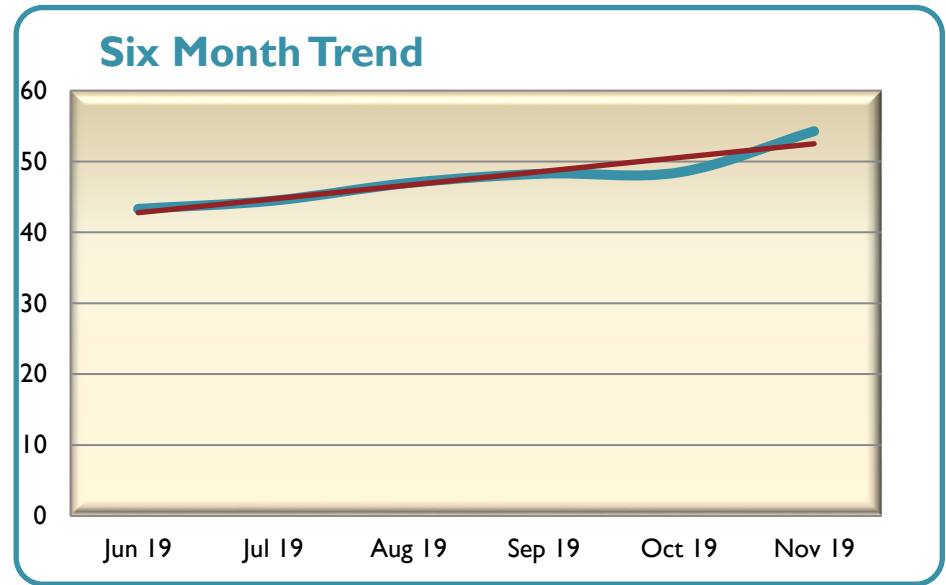


Yearly Snapshot: New Listings

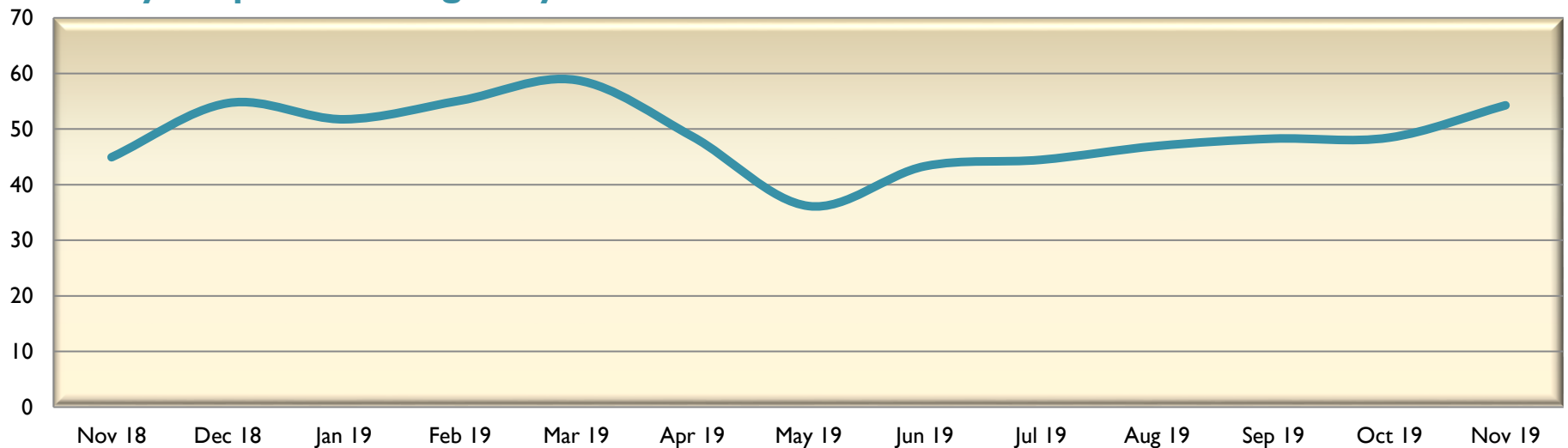


Average Days on Market

Area	Nov 18	Nov 19	Change
Ashland	43	87	102.3%
Talent	34	196	476.5%
Phoenix	76	45	-40.8%
Jacksonville	48	145	202.1%
Northwest Medford	38	21	-44.7%
West Medford	48	34	-29.2%
Southwest Medford	34	35	2.9%
East Medford	51	49	-3.9%
Central Point	36	58	61.1%
White City	35	60	71.4%
Eagle Point	52	52	0.0%
Shady Cove / Trail	77	40	-48.1%
Gold Hill & Rogue River	41	35	-14.6%
COUNTY TOTALS	45	54	20.0%

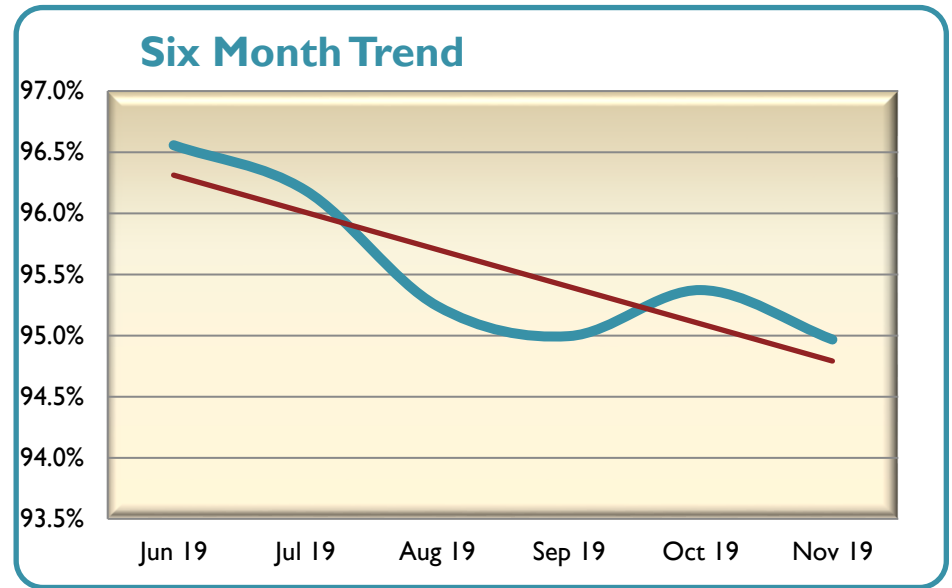


Yearly Snapshot: Average Days on Market

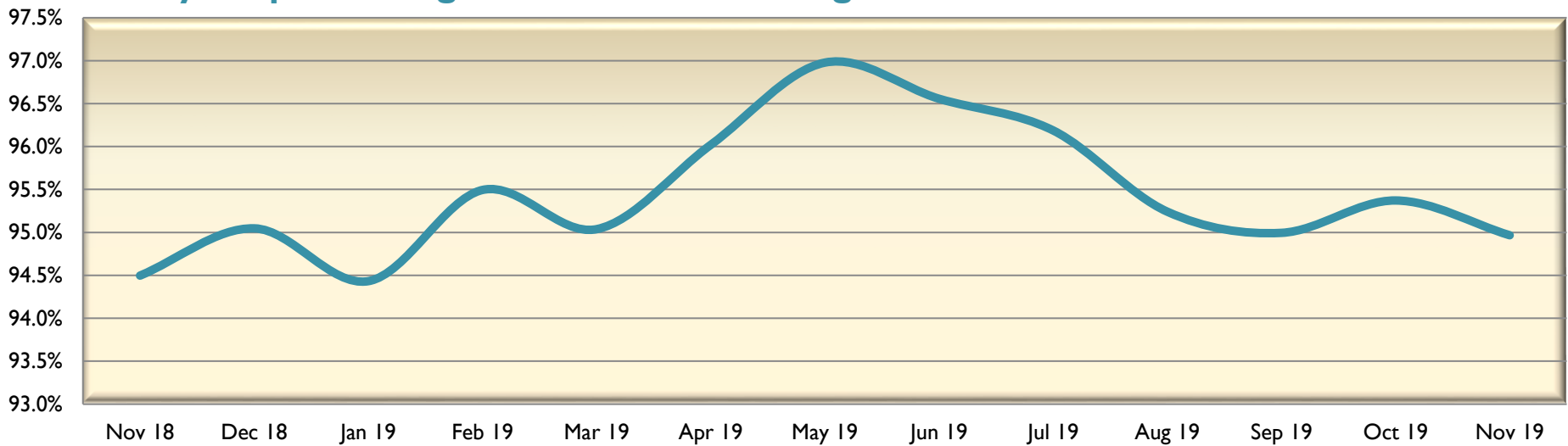


Original List Price vs Selling Price

Area	Nov 18	Nov 19	Change
Ashland	94.6%	93.1%	-1.6%
Talent	95.4%	94.5%	-0.9%
Phoenix	95.0%	92.3%	-2.8%
Jacksonville	97.1%	95.6%	-1.6%
Northwest Medford	95.7%	98.0%	2.4%
West Medford	91.7%	96.6%	5.4%
Southwest Medford	94.2%	94.1%	-0.1%
East Medford	93.9%	95.5%	1.7%
Central Point	96.0%	95.3%	-0.7%
White City	97.5%	96.5%	-1.1%
Eagle Point	92.4%	94.3%	2.1%
Shady Cove / Trail	93.0%	97.0%	4.3%
Gold Hill & Rogue River	94.8%	95.5%	0.7%
COUNTY TOTALS	94.5%	95.0%	0.5%

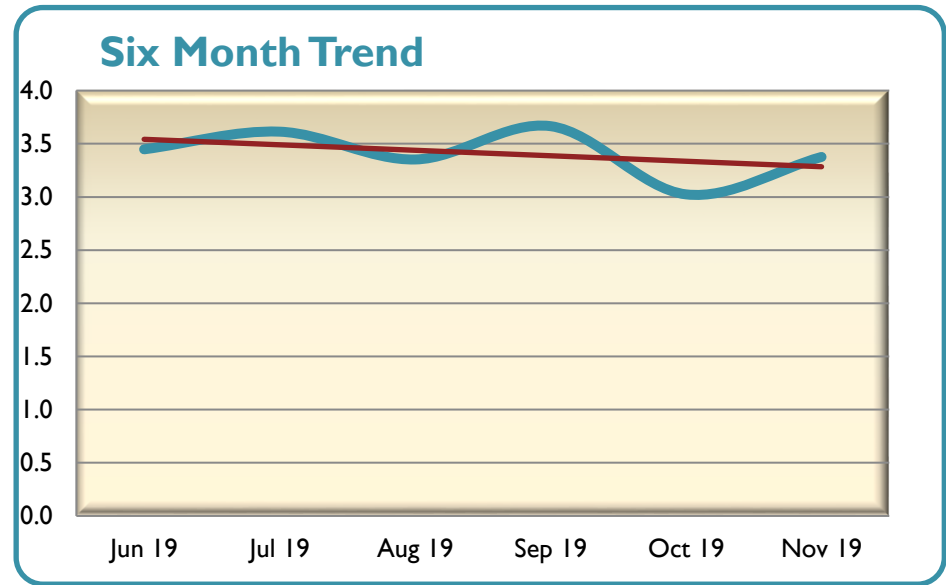


Yearly Snapshot: Original List Price vs Selling Price

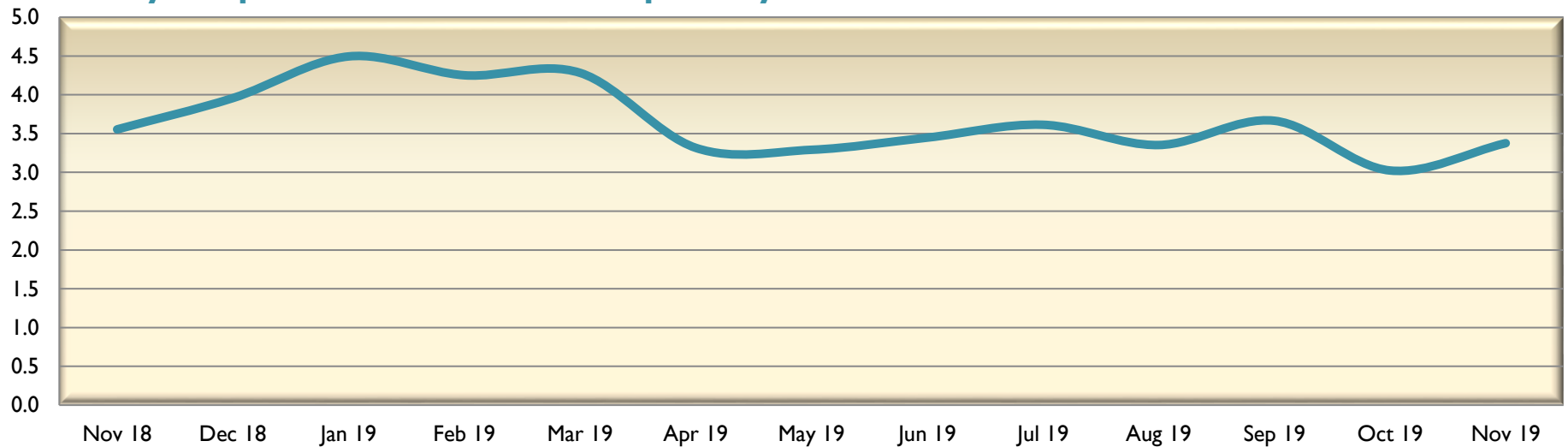


Available Homes per Buyer

Area	Nov 18	Nov 19	Change
Ashland	6.1	5.8	-5.7%
Talent	4.0	3.1	-21.4%
Phoenix	7.3	3.7	-49.4%
Jacksonville	6.8	7.4	8.8%
Northwest Medford	1.7	1.9	9.4%
West Medford	3.7	2.9	-22.6%
Southwest Medford	2.2	3.3	52.7%
East Medford	3.8	2.7	-28.9%
Central Point	3.0	2.8	-6.7%
White City	1.7	2.6	59.1%
Eagle Point	2.8	3.4	20.1%
Shady Cove / Trail	4.5	3.1	-30.9%
Gold Hill & Rogue River	2.8	5.4	96.0%
COUNTY TOTALS	3.6	3.4	-5.0%



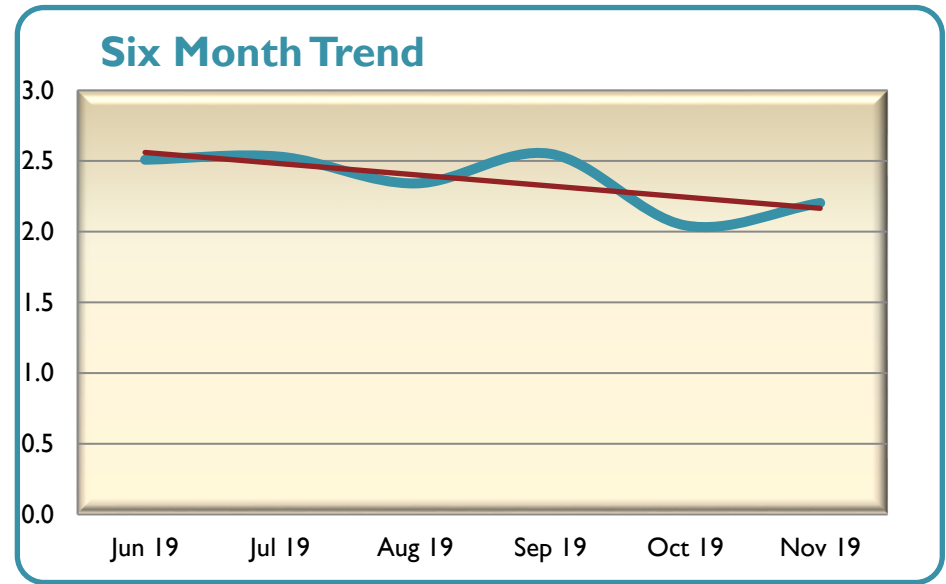
Yearly Snapshot: Available Homes per Buyer



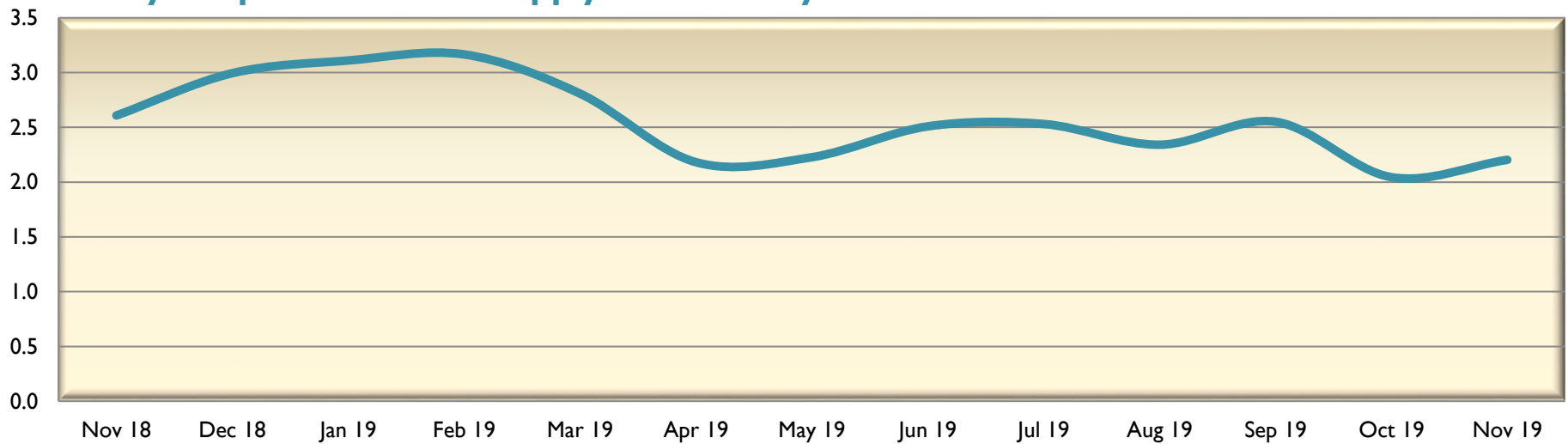
Months Supply of Inventory



Area	Nov 18	Nov 19	Change
Ashland	4.8	4.2	-13.5%
Talent	3.1	2.1	-31.4%
Phoenix	5.0	2.3	-53.3%
Jacksonville	5.2	4.6	-11.5%
Northwest Medford	1.3	1.3	4.8%
West Medford	2.4	1.8	-25.9%
Southwest Medford	1.5	1.8	17.9%
East Medford	3.0	1.7	-41.7%
Central Point	2.0	1.5	-25.3%
White City	1.0	2.0	100.0%
Eagle Point	2.0	1.9	-0.8%
Shady Cove / Trail	3.3	2.7	-20.0%
Gold Hill & Rogue River	1.8	4.0	126.1%
COUNTY TOTALS	2.6	2.2	-15.5%



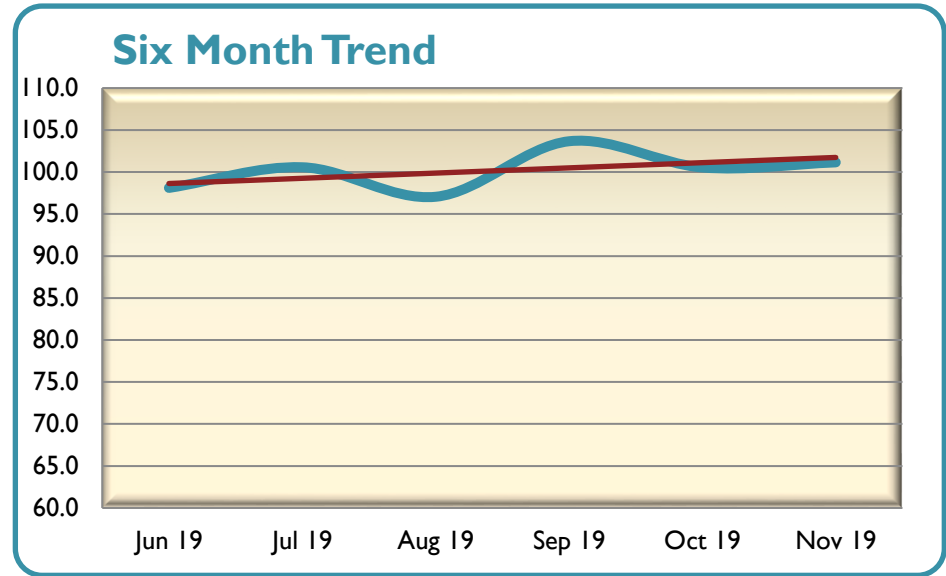
Yearly Snapshot: Months Supply of Inventory



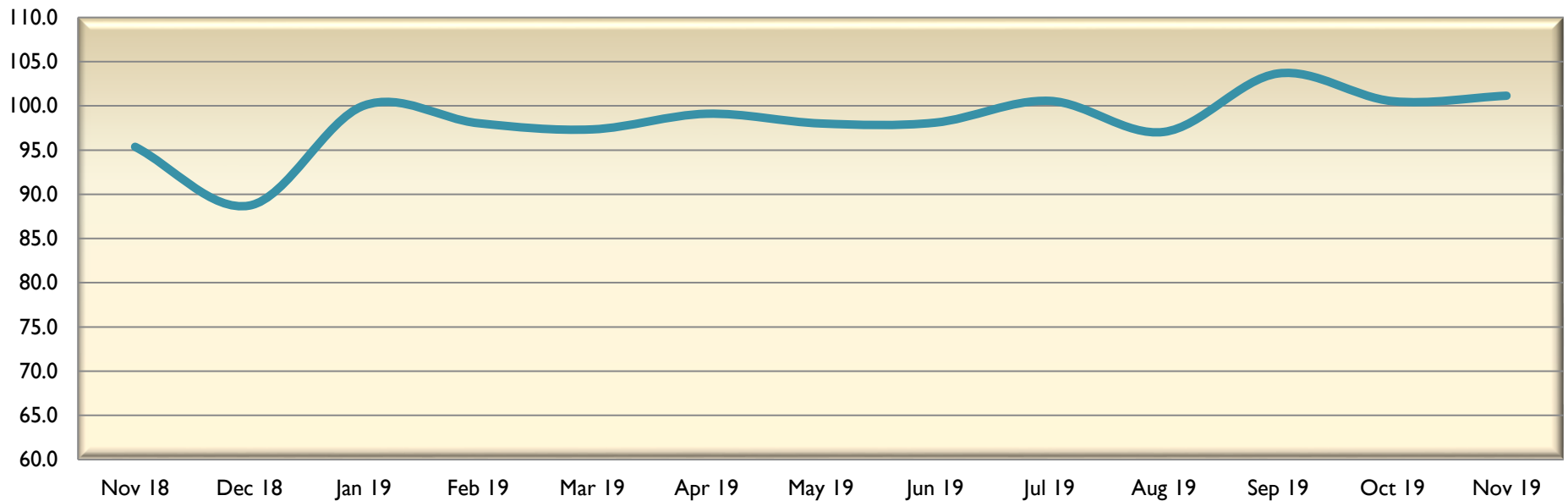
Housing Affordability Index

Jackson County	Nov 18	Nov 19	Change
	95.4	101.2	6.1%

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	Nov 18	Nov 19	Change
	7806	8124	4.1%

