

JACKSON CO EXISTING HOME SALES - June 1, 2013 through August 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2012 vs Aug 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	86	99	87	51	\$388,800	\$303,500	\$330,000	-15.1%	8.7%	\$307,000	\$324,500
Talent	15	20	45	63	\$269,500	\$149,000	\$170,800	-36.6%	14.6%	\$124,500	N/A
Phoenix	8	11	23	15	\$150,956	\$177,450	\$172,000	13.9%	-3.1%	\$192,450	\$145,000
Jacksonville	18	14	103	105	\$545,000	\$247,500	\$385,000	-29.4%	55.6%	\$255,000	\$355,000
Northwest Medford	18	15	40	37	N/A	\$123,450	\$125,500	N/A	1.7%	\$134,000	\$125,500
West Medford	56	54	46	37	\$161,475	\$92,800	\$113,000	-30.0%	21.8%	\$87,000	\$121,625
Southwest Medford	40	31	46	16	\$218,000	\$151,400	\$177,000	-18.8%	16.9%	\$158,000	\$185,000
East Medford	187	163	63	44	\$239,000	\$182,500	\$223,900	-6.3%	22.7%	\$187,000	\$215,000
Central Point	97	75	38	27	\$210,750	\$145,000	\$169,000	-19.8%	16.6%	\$140,000	\$174,500
White City	24	26	46	30	\$189,500	\$100,500	\$131,000	-30.9%	30.3%	\$75,000	\$145,000
Eagle Point	45	49	53	49	\$241,000	\$198,000	\$199,900	-17.1%	1.0%	\$217,000	\$205,000
Shady Cove / Trail	5	6	141	93	\$233,000	\$216,000	\$202,250	-13.2%	-6.4%	N/A	N/A
Gold Hill & Rogue River	12	9	54	55	\$171,700	\$123,500	\$192,000	11.8%	55.5%	N/A	N/A
COUNTY TOTALS	611	573	58	43	\$231,500	\$169,000	\$196,900	-14.9%	16.5%	\$170,000	\$202,000

JACKSON CO NEW HOME SALES - June 1, 2013 through August 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2012 vs Aug 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	3	N/A	170	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	5	12	74	27	\$239,000	\$253,900	\$145,000	-39.3%	-42.9%	N/A	N/A
Phoenix	2	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	5	2	34	N/A	N/A	\$169,000	N/A	N/A	N/A	N/A	N/A
West Medford	5	2	203	N/A	\$213,150	\$133,500	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	8	119	70	\$250,000	\$183,700	\$199,450	-20.2%	8.6%	N/A	\$199,450
East Medford	10	13	75	52	\$374,000	\$287,750	\$334,192	-10.6%	16.1%	\$334,900	\$334,750
Central Point	4	6	115	59	N/A	\$188,000	\$224,948	N/A	19.7%	N/A	N/A
White City	4	7	182	46	\$192,840	\$167,000	\$174,900	-9.3%	4.7%	N/A	N/A
Eagle Point	1	3	N/A	32	\$257,700	N/A	N/A	N/A	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	N/A	N/A
Gold Hill & Rogue River	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	44	57	111	61	\$244,900	\$191,500	\$220,867	-9.8%	15.3%	\$242,450	\$221,696

ALL HOMES ON MARKET (includes rural)

Area	Active 08/31/12	Active 08/31/13	% Change
Ashland	254	261	2.8%
Talent	29	34	17.2%
Phoenix	21	23	9.5%
Jacksonville	80	77	-3.8%
Northwest Medford	9	20	122.2%
West Medford	63	65	3.2%
Southwest Medford	50	32	-36.0%
East Medford	211	204	-3.3%
Central Point	89	103	15.7%
White City	22	34	54.5%
Eagle Point	88	101	14.8%
Shady Cove / Trail	66	74	12.1%
Gold Hill & Rogue River	118	115	-2.5%
Other Areas	101	86	-14.9%
COUNTY TOTALS	1201	1229	2.3%

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.

Northwest Medford was split from West Medford in January 2009, therefore has limited sales history.

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.

JACKSON CO EXISTING HOME SALES: DISTRESSED - June 1, 2013 through August 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2012 vs Aug 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2012	Median \$ 2013	1-year % Change	Median \$	Median \$
Ashland	11	4	82	57	\$242,000	\$260,000	7.4%	N/A	N/A
Talent	5	4	33	106	\$132,000	\$169,800	28.6%	N/A	N/A
Phoenix	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	4	0	116	N/A	\$247,500	N/A	N/A	N/A	N/A
Northwest Medford	6	7	73	18	\$126,500	\$130,000	2.8%	N/A	N/A
West Medford	36	18	45	69	\$88,500	\$83,000	-6.2%	\$85,000	N/A
Southwest Medford	19	5	42	20	\$138,750	\$149,900	8.0%	\$140,000	N/A
East Medford	81	20	58	29	\$155,900	\$168,450	8.1%	\$155,900	\$185,000
Central Point	50	11	33	30	\$140,300	\$119,000	-15.2%	\$140,000	\$107,750
White City	20	9	54	56	\$94,500	\$120,001	27.0%	\$75,000	N/A
Eagle Point	21	8	52	94	\$150,000	\$150,750	0.5%	\$177,000	N/A
Shady Cove / Trail	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	4	0	22	N/A	\$105,000	N/A	N/A	N/A	N/A
COUNTY TOTALS	261	89	51	49	\$138,750	\$137,000	-1.3%	\$140,000	\$151,500

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2013 through August 31, 2013

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	95	96.0%	2	2.0%	2	2.0%	99	50	N/A	N/A	51	\$330,000	N/A	N/A	\$330,000
Talent	16	80.0%	1	5.0%	3	15.0%	20	52	N/A	N/A	63	\$172,500	N/A	N/A	\$170,800
Phoenix	9	81.8%	0	0.0%	2	18.2%	11	17	N/A	N/A	15	\$172,000	N/A	N/A	\$172,000
Jacksonville	14	100.0%	0	0.0%	0	0.0%	14	105	N/A	N/A	105	\$385,000	N/A	N/A	\$385,000
Northwest Medford	7	46.7%	2	13.3%	5	33.3%	15	59	N/A	20	37	\$122,500	N/A	\$135,000	\$125,500
West Medford	35	64.8%	8	14.8%	10	18.5%	54	20	39	92	37	\$127,000	\$72,000	\$88,250	\$113,000
Southwest Medford	25	80.6%	1	3.2%	4	12.9%	31	16	N/A	21	16	\$180,000	N/A	\$145,800	\$177,000
East Medford	140	85.9%	5	3.1%	15	9.2%	163	47	39	26	44	\$236,250	\$120,000	\$174,900	\$223,900
Central Point	64	85.3%	3	4.0%	8	10.7%	75	26	N/A	32	27	\$177,450	N/A	\$117,250	\$169,000
White City	16	61.5%	3	11.5%	6	23.1%	26	6	N/A	18	30	\$137,950	N/A	\$128,850	\$131,000
Eagle Point	41	83.7%	2	4.1%	6	12.2%	49	40	N/A	118	49	\$208,000	N/A	\$165,000	\$199,900
Shady Cove / Trail	5	83.3%	1	16.7%	0	0.0%	6	89	N/A	N/A	93	\$244,500	N/A	N/A	\$202,250
Gold Hill & Rogue River	9	100.0%	0	0.0%	0	0.0%	9	55	N/A	N/A	55	\$192,000	N/A	N/A	\$192,000
COUNTY TOTALS	477	83.2%	28	4.9%	61	10.6%	573	42	48	50	43	\$215,000	\$109,325	\$145,000	\$196,900

ALL HOMES ON MARKET (including rural) - 08/31/13

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	249	95.4%	2	0.8%	9	3.4%	261
Talent	33	97.1%	0	0.0%	1	2.9%	34
Phoenix	23	100.0%	0	0.0%	0	0.0%	23
Jacksonville	73	94.8%	0	0.0%	4	5.2%	77
Northwest Medford	19	95.0%	0	0.0%	0	0.0%	20
West Medford	56	86.2%	0	0.0%	7	10.8%	65
Southwest Medford	28	87.5%	2	6.3%	2	6.3%	32
East Medford	191	93.6%	3	1.5%	10	4.9%	204
Central Point	86	83.5%	6	5.8%	6	5.8%	103
White City	31	91.2%	0	0.0%	3	8.8%	34
Eagle Point	94	93.1%	2	2.0%	5	5.0%	101
Shady Cove / Trail	63	85.1%	6	8.1%	5	6.8%	74
Gold Hill & Rogue River	101	87.8%	2	1.7%	11	9.6%	115
Other Areas	79	91.9%	2	2.3%	5	5.8%	86
COUNTY TOTALS	1126	91.6%	25	2.0%	68	5.5%	1229

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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