

EXISTING HOME SALES - August 1, 2013 through October 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2012 vs Oct 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	85	91	80	79	\$389,000	\$311,000	\$320,000	-17.7%	2.9%	\$321,000	\$315,000
Talent	18	12	113	15	\$245,500	\$140,000	\$179,250	-27.0%	28.0%	\$181,685	\$182,500
Phoenix	17	18	82	20	\$184,400	\$170,000	\$201,000	9.0%	18.2%	\$160,000	\$225,500
Jacksonville	18	17	92	97	\$367,500	\$244,500	\$259,000	-29.5%	5.9%	N/A	\$239,250
Northwest Medford	14	21	50	34	N/A	\$136,500	\$130,000	N/A	-4.8%	N/A	\$163,000
West Medford	51	42	51	40	\$156,000	\$85,000	\$119,300	-23.5%	40.4%	\$74,000	\$99,500
Southwest Medford	27	32	33	27	\$191,000	\$158,000	\$183,000	-4.2%	15.8%	\$164,000	\$182,000
East Medford	172	153	50	51	\$266,500	\$191,795	\$223,000	-16.3%	16.3%	\$195,295	\$235,000
Central Point	86	59	43	36	\$190,000	\$141,750	\$179,900	-5.3%	26.9%	\$152,000	\$171,500
White City	22	19	57	32	\$160,900	\$103,600	\$137,000	-14.9%	32.2%	\$105,000	\$119,000
Eagle Point	45	32	47	43	\$240,000	\$198,000	\$201,000	-16.3%	1.5%	\$187,850	\$134,900
Shady Cove / Trail	10	9	146	101	\$228,500	\$195,000	\$168,000	-26.5%	-13.8%	\$215,000	\$264,000
Gold Hill & Rogue River	10	12	70	103	\$167,500	\$163,000	\$208,500	24.5%	27.9%	\$107,500	\$185,450
COUNTY TOTALS	575	518	59	51	\$237,500	\$175,000	\$208,250	-12.3%	19.0%	\$180,000	\$215,000

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	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2012 vs Oct 2013		
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$	
Ashland	5	2	47	N/A	N/A	\$399,900	N/A	N/A	N/A	N/A	N/A	N/A
Talent	3	2	124	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	4	2	36	N/A	N/A	\$172,750	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	0	7	N/A	61	\$221,250	N/A	\$185,000	-16.4%	N/A	N/A	\$174,950	
Southwest Medford	7	6	68	53	\$240,000	\$189,900	\$199,450	-16.9%	5.0%	\$193,700	N/A	
East Medford	16	8	38	72	\$292,500	\$318,942	\$334,750	14.4%	5.0%	\$291,317	N/A	
Central Point	6	5	148	17	\$239,450	\$204,450	\$221,696	-7.4%	8.4%	N/A	N/A	
White City	4	9	80	49	\$200,650	\$171,375	\$172,000	-14.3%	0.4%	N/A	\$172,000	
Eagle Point	2	2	6	N/A	\$272,500	\$215,900	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	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	N/A
COUNTY TOTALS	51	43	77	70	\$247,450	\$223,000	\$199,900	-19.2%	-10.4%	\$212,000	\$175,950	

ALL HOMES ON MARKET (includes rural)

Area	Active 10/31/12	Active 10/31/13	% Change
Ashland	195	228	16.9%
Talent	34	41	20.6%
Phoenix	14	19	35.7%
Jacksonville	62	52	-16.1%
Northwest Medford	9	24	166.7%
West Medford	47	56	19.1%
Southwest Medford	38	35	-7.9%
East Medford	157	208	32.5%
Central Point	92	97	5.4%
White City	26	35	34.6%
Eagle Point	86	95	10.5%
Shady Cove / Trail	57	57	0.0%
Gold Hill & Rogue River	104	106	1.9%
Other Areas	91	76	-16.5%
COUNTY TOTALS	1012	1129	11.6%

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.

EXISTING HOME SALES: DISTRESSED - August 1, 2013 through October 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31			Oct 2012 vs Oct 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2012	Median \$ 2013	1-year % Change	Median \$	Median \$
Ashland	11	5	63	150	\$229,500	\$294,000	28.1%	\$229,500	N/A
Talent	9	2	69	N/A	\$132,000	N/A	N/A	N/A	N/A
Phoenix	6	1	74	N/A	\$152,500	N/A	N/A	\$160,000	N/A
Jacksonville	3	0	131	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	5	6	101	14	\$145,000	\$130,000	-10.3%	N/A	\$130,000
West Medford	25	9	50	90	\$83,000	\$90,500	9.0%	\$75,000	N/A
Southwest Medford	15	6	37	93	\$140,000	\$131,375	-6.2%	\$128,000	N/A
East Medford	65	18	42	39	\$174,101	\$185,000	6.3%	\$178,000	\$208,950
Central Point	39	15	37	43	\$125,000	\$153,000	22.4%	\$121,500	\$153,000
White City	13	2	59	N/A	\$90,000	N/A	N/A	N/A	N/A
Eagle Point	25	6	39	34	\$169,000	\$138,500	-18.0%	\$169,000	N/A
Shady Cove / Trail	3	2	93	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	220	73	49	56	\$141,750	\$151,500	6.9%	\$152,000	\$140,000

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

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Aug 1 - Oct 31							Aug 1 - Oct 31				Aug 1 - Oct 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	86	94.5%	2	2.2%	3	3.3%	91	75	N/A	N/A	79	\$322,000	N/A	N/A	\$320,000
Talent	10	83.3%	1	8.3%	1	8.3%	12	18	N/A	N/A	15	\$185,750	N/A	N/A	\$179,250
Phoenix	17	94.4%	0	0.0%	1	5.6%	18	21	N/A	N/A	20	\$203,000	N/A	N/A	\$201,000
Jacksonville	17	100.0%	0	0.0%	0	0.0%	17	97	N/A	N/A	97	\$259,000	N/A	N/A	\$259,000
Northwest Medford	14	66.7%	2	9.5%	4	19.0%	21	44	N/A	15	34	\$152,450	N/A	\$157,500	\$130,000
West Medford	32	76.2%	0	0.0%	9	21.4%	42	27	N/A	90	40	\$122,000	N/A	\$90,500	\$119,300
Southwest Medford	25	78.1%	0	0.0%	6	18.8%	32	12	N/A	93	27	\$184,000	N/A	\$131,375	\$183,000
East Medford	131	85.6%	9	5.9%	9	5.9%	153	53	31	47	51	\$225,000	\$150,000	\$185,000	\$223,000
Central Point	44	74.6%	5	8.5%	10	16.9%	59	34	50	40	36	\$192,500	\$153,000	\$152,000	\$179,900
White City	16	84.2%	0	0.0%	2	10.5%	19	35	N/A	N/A	32	\$137,450	N/A	N/A	\$137,000
Eagle Point	26	81.3%	3	9.4%	3	9.4%	32	45	N/A	N/A	43	\$216,150	N/A	N/A	\$201,000
Shady Cove / Trail	7	77.8%	1	11.1%	1	11.1%	9	110	N/A	N/A	101	\$168,000	N/A	N/A	\$168,000
Gold Hill & Rogue River	11	91.7%	0	0.0%	1	8.3%	12	97	N/A	N/A	103	\$225,000	N/A	N/A	\$208,500
COUNTY TOTALS	437	84.4%	23	4.4%	50	9.7%	518	51	42	63	51	\$219,900	\$151,500	\$154,500	\$208,250

ALL HOMES ON MARKET (including rural) - 10/31/13

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	215	94.3%	3	1.3%	9	3.9%	228
Talent	40	97.6%	1	2.4%	0	0.0%	41
Phoenix	18	94.7%	0	0.0%	1	5.3%	19
Jacksonville	49	94.2%	0	0.0%	3	5.8%	52
Northwest Medford	23	95.8%	0	0.0%	1	4.2%	24
West Medford	48	85.7%	1	1.8%	6	10.7%	56
Southwest Medford	34	97.1%	1	2.9%	0	0.0%	35
East Medford	192	92.3%	1	0.5%	13	6.3%	208
Central Point	85	87.6%	2	2.1%	8	8.2%	97
White City	29	82.9%	0	0.0%	6	17.1%	35
Eagle Point	89	93.7%	0	0.0%	6	6.3%	95
Shady Cove / Trail	44	77.2%	6	10.5%	7	12.3%	57
Gold Hill & Rogue River	97	91.5%	1	0.9%	7	6.6%	106
Other Areas	73	96.1%	0	0.0%	3	3.9%	76
COUNTY TOTALS	1036	91.8%	16	1.4%	70	6.2%	1129

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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