



JACKSON CO EXISTING URBAN HOME SALES - August 1, 2020 through October 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2019 vs Oct 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	103	134	96	58	\$385,000	\$475,000	\$467,000	21.3%	-1.7%	\$475,000	\$440,000
Talent	14	27	41	30	\$235,000	\$328,000	\$332,500	41.5%	1.4%	\$345,000	\$320,000
Phoenix	15	14	39	20	\$209,450	\$263,500	\$326,750	56.0%	24.0%	\$280,000	\$275,000
Jacksonville	23	21	111	44	\$285,000	\$475,000	\$484,500	70.0%	2.0%	\$598,500	\$446,500
Northwest Medford	34	28	39	12	\$182,000	\$245,250	\$289,000	58.8%	17.8%	\$230,000	\$299,999
West Medford	60	59	35	37	\$140,000	\$222,500	\$245,000	75.0%	10.1%	\$223,500	\$246,250
Southwest Medford	47	39	45	26	\$214,000	\$275,000	\$314,000	46.7%	14.2%	\$281,500	\$297,000
East Medford	249	244	40	38	\$233,250	\$315,000	\$350,000	50.1%	11.1%	\$312,500	\$365,113
Central Point	96	106	29	28	\$210,600	\$279,900	\$299,450	42.2%	7.0%	\$277,500	\$315,500
White City	32	37	24	20	\$155,000	\$238,450	\$265,000	71.0%	11.1%	\$237,000	\$262,500
Eagle Point	60	65	49	35	\$228,000	\$313,000	\$345,000	51.3%	10.2%	\$300,000	\$360,250
Shady Cove	14	13	92	69	\$251,330	\$385,000	\$342,000	36.1%	-11.2%	\$435,000	\$257,500
Gold Hill & Rogue River	22	21	67	42	\$197,000	\$259,950	\$280,000	42.1%	7.7%	\$243,500	\$301,250
URBAN TOTALS	769	808	50	38	\$225,000	\$300,000	\$334,450	48.6%	11.5%	\$296,000	\$332,130

JACKSON CO NEW URBAN HOME SALES - August 1, 2020 through October 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2019 vs Oct 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	14	16	176	114	\$449,000	\$450,000	\$540,306	20.3%	20.1%	N/A	\$344,000
Talent	3	6	0	289	N/A	N/A	\$388,954	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
Jacksonville	2	4	N/A	133	N/A	N/A	\$669,936	N/A	N/A	N/A	N/A
Northwest Medford	0	0	N/A	N/A	\$238,150	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	3	2	51	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	6	14	7	36	N/A	\$331,200	\$318,950	N/A	-3.7%	N/A	N/A
East Medford	37	57	72	47	\$405,000	\$379,900	\$419,900	3.7%	10.5%	\$385,000	\$427,986
Central Point	8	14	212	74	\$242,600	\$327,500	\$357,684	47.4%	9.2%	N/A	\$326,500
White City	10	12	45	64	\$196,600	\$263,450	\$229,450	16.7%	-12.9%	N/A	N/A
Eagle Point	21	17	80	27	\$290,000	\$322,500	\$408,000	40.7%	26.5%	\$304,900	\$415,300
Shady Cove	1	0	N/A	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	\$197,200	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	107	142	93	67	\$281,259	\$358,684	\$372,250	32.4%	3.8%	\$343,560	\$370,000

JACKSON CO RURAL HOME SALES - August 1, 2020 through October 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2019 vs Oct 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	108	106	80	72	\$320,000	\$411,500	\$499,000	55.9%	21.3%	\$436,500	\$490,000
5 - 10 Acres	42	40	86	80	\$380,000	\$465,000	\$645,000	69.7%	38.7%	\$405,000	\$698,000
Over 10 Acres	40	39	124	106	\$405,000	\$530,000	\$669,275	65.3%	26.3%	\$650,000	\$650,000
RURAL TOTALS	190	185	90	81	\$357,500	\$465,000	\$550,000	53.8%	18.3%	\$465,000	\$585,000

RESIDENTIAL INVENTORY			
Area	Active As Of 10/31/19	Active As Of 10/31/20	% Change
Ashland	115	62	-46.1%
Talent	21	2	-90.5%
Phoenix	17	4	-76.5%
Jacksonville	32	5	-84.4%
Northwest Medford	17	8	-52.9%
West Medford	40	9	-77.5%
Southwest Medford	27	12	-55.6%
East Medford	171	48	-71.9%
Central Point	38	9	-76.3%
White City	19	6	-68.4%
Eagle Point	38	13	-65.8%
Shady Cove	18	7	-61.1%
Gold Hill & Rogue River	3	3	0.0%
Rural	346	126	-63.6%
JACKSON COUNTY TOTALS	902	314	-65.2%

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.

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JACKSON CO EXISTING HOME SALES: DISTRESSED - August 1, 2020 through October 31, 2020

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31			Oct 2019 vs Oct 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Ashland	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	0	1	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
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	5	2	58	N/A	\$147,500	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	9	8	56	57	\$349,050	\$291,500	-16.5%	\$334,000	N/A
Central Point	3	3	29	86	N/A	N/A	N/A	N/A	N/A
White City	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	4	1	78	N/A	\$170,667	N/A	N/A	N/A	N/A
Shady Cove	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	24	19	65	57	\$203,025	\$235,000	15.7%	\$230,525	\$264,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - August 1, 2020 through October 31, 2020

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Aug 1 - Oct 31							Aug 1 - Oct 31				Aug 1 - Oct 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	133	99.3%	1	0.7%	0	0.0%	134	59	N/A	N/A	58	\$469,000	N/A	N/A	\$467,000
Talent	26	96.3%	1	3.7%	0	0.0%	27	31	N/A	N/A	30	\$348,250	N/A	N/A	\$332,500
Phoenix	14	100.0%	0	0.0%	0	0.0%	14	20	N/A	N/A	20	\$326,750	N/A	N/A	\$326,750
Jacksonville	21	100.0%	0	0.0%	0	0.0%	21	44	N/A	N/A	44	\$484,500	N/A	N/A	\$484,500
Northwest Medford	28	100.0%	0	0.0%	0	0.0%	28	12	N/A	N/A	12	\$289,000	N/A	N/A	\$289,000
West Medford	57	96.6%	2	3.4%	0	0.0%	59	37	N/A	N/A	37	\$245,000	N/A	N/A	\$245,000
Southwest Medford	39	100.0%	0	0.0%	0	0.0%	39	26	N/A	N/A	26	\$314,000	N/A	N/A	\$314,000
East Medford	236	96.7%	8	3.3%	0	0.0%	244	37	57	N/A	38	\$356,500	\$291,500	N/A	\$350,000
Central Point	103	97.2%	3	2.8%	0	0.0%	106	27	N/A	N/A	28	\$300,000	N/A	N/A	\$299,450
White City	36	97.3%	1	2.7%	0	0.0%	37	21	N/A	N/A	20	\$262,500	N/A	N/A	\$265,000
Eagle Point	64	98.5%	0	0.0%	1	1.5%	65	33	N/A	N/A	35	\$345,000	N/A	N/A	\$345,000
Shady Cove	13	100.0%	0	0.0%	0	0.0%	13	69	N/A	N/A	69	\$342,000	N/A	N/A	\$342,000
Gold Hill & Rogue River	20	95.2%	1	4.8%	0	0.0%	21	43	N/A	N/A	42	\$282,500	N/A	N/A	\$280,000
URBAN TOTALS	790	97.8%	17	2.1%	1	0.1%	808	37	47	N/A	38	\$335,000	\$235,000	N/A	\$334,450

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 10/31/20

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	62	100.0%	0	0.0%	0	0.0%	62
Talent	2	100.0%	0	0.0%	0	0.0%	2
Phoenix	4	100.0%	0	0.0%	0	0.0%	4
Jacksonville	5	100.0%	0	0.0%	0	0.0%	5
Northwest Medford	8	100.0%	0	0.0%	0	0.0%	8
West Medford	9	100.0%	0	0.0%	0	0.0%	9
Southwest Medford	12	100.0%	0	0.0%	0	0.0%	12
East Medford	48	100.0%	0	0.0%	0	0.0%	48
Central Point	9	100.0%	0	0.0%	0	0.0%	9
White City	6	100.0%	0	0.0%	0	0.0%	6
Eagle Point	13	100.0%	0	0.0%	0	0.0%	13
Shady Cove	7	100.0%	0	0.0%	0	0.0%	7
Gold Hill & Rogue River	3	100.0%	0	0.0%	0	0.0%	3
Rural	122	96.8%	2	1.6%	2	1.6%	126
COUNTY TOTALS	310	98.7%	2	0.6%	2	0.6%	314

REO/Short sales and inventories are not foreclosure rates.

"Standard" 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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