



JACKSON CO EXISTING HOME SALES - December 1, 2019 through February 29, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Feb 2019 vs Feb 2020	
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29						
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	65	74	90	65	\$320,000	\$423,000	\$409,275	27.9%	-3.2%	\$487,500	\$410,750
Talent	14	17	65	51	\$220,000	\$298,500	\$298,500	35.7%	0.0%	\$284,950	\$312,000
Phoenix	11	16	36	70	\$236,650	\$285,000	\$275,000	16.2%	-3.5%	\$319,450	N/A
Jacksonville	10	20	42	88	\$398,500	\$514,988	\$430,000	7.9%	-16.5%	N/A	N/A
Northwest Medford	18	15	32	40	\$148,000	\$252,400	\$264,500	78.7%	4.8%	\$252,400	\$256,000
West Medford	37	28	41	51	\$123,500	\$200,000	\$229,000	85.4%	14.5%	\$244,000	\$220,000
Southwest Medford	24	40	34	30	\$204,000	\$260,000	\$288,500	41.4%	11.0%	\$240,000	\$286,000
East Medford	165	156	51	54	\$225,000	\$300,000	\$297,750	32.3%	-0.7%	\$293,500	\$275,000
Central Point	67	78	37	35	\$177,950	\$265,000	\$302,750	70.1%	14.2%	\$242,500	\$301,000
White City	25	23	40	16	\$146,000	\$230,000	\$234,000	60.3%	1.7%	\$235,000	\$245,000
Eagle Point	27	35	58	42	\$240,000	\$263,000	\$295,000	22.9%	12.2%	\$238,250	\$310,000
Shady Cove / Trail	11	4	52	66	\$177,445	\$268,000	\$314,950	77.5%	17.5%	\$291,500	N/A
Gold Hill & Rogue River	18	12	62	39	\$150,250	\$223,250	\$247,500	64.7%	10.9%	\$243,000	N/A
URBAN TOTALS	492	518	52	49	\$209,000	\$277,750	\$300,000	43.5%	8.0%	\$277,500	\$298,000

JACKSON CO NEW HOME SALES - December 1, 2019 through February 29, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Feb 2019 vs Feb 2020	
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29						
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	5	138	67	N/A	\$644,033	\$450,000	N/A	-30.1%	N/A	N/A
Talent	3	2	93	N/A	N/A	N/A	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	3	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	6	N/A	105	\$249,497	N/A	\$245,500	-1.6%	N/A	N/A	N/A
West Medford	3	2	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	9	9	135	63	\$228,450	\$325,000	\$359,900	57.5%	10.7%	\$329,950	N/A
East Medford	26	25	11	74	\$332,950	\$357,603	\$363,000	9.0%	1.5%	\$351,013	\$354,900
Central Point	6	4	0	106	\$229,950	\$341,105	\$396,858	72.6%	16.3%	N/A	N/A
White City	3	9	49	49	\$191,513	N/A	\$250,000	30.5%	N/A	N/A	\$259,900
Eagle Point	6	9	78	95	N/A	\$345,000	\$319,900	N/A	-7.3%	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	1	0	N/A	N/A	\$185,575	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	65	72	51	74	\$268,000	\$343,305	\$343,700	28.2%	0.1%	\$335,125	\$354,900

JACKSON CO RURAL HOME SALES - December 1, 2019 through February 29, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Feb 2019 vs Feb 2020	
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29						
	# 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	37	46	71	86	\$276,000	\$325,000	\$360,500	30.6%	10.9%	\$305,000	\$323,000
5 - 10 Acres	33	33	137	120	\$346,850	\$394,000	\$420,000	21.1%	6.6%	\$357,000	\$355,000
Over 10 Acres	15	30	120	211	\$418,500	\$423,000	\$635,000	51.7%	50.1%	\$370,750	\$795,000
RURAL TOTALS	85	108	105	131	\$315,000	\$369,000	\$402,000	27.6%	8.9%	\$355,000	\$495,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 02/28/19	Active 02/29/20	% Change
Ashland	187	141	-24.6%
Talent	33	30	-9.1%
Phoenix	33	21	-36.4%
Jacksonville	57	36	-36.8%
Northwest Medford	14	6	-57.1%
West Medford	30	26	-13.3%
Southwest Medford	50	30	-40.0%
East Medford	199	128	-35.7%
Central Point	77	52	-32.5%
White City	16	23	43.8%
Eagle Point	82	47	-42.7%
Shady Cove / Trail	37	34	-8.1%
Gold Hill & Rogue River	89	69	-22.5%
Other Areas	80	75	-6.3%
COUNTY TOTALS	984	718	-27.0%

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 - December 1, 2019 through February 29, 2020

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29			Feb 2019 vs Feb 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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	5	1	33	N/A	\$185,000	N/A	N/A	N/A	N/A
Southwest Medford	4	0	30	N/A	\$188,950	N/A	N/A	N/A	N/A
East Medford	3	6	111	26	N/A	\$379,550	N/A	N/A	\$328,950
Central Point	5	2	69	N/A	\$187,000	N/A	N/A	\$184,450	N/A
White City	3	0	57	N/A	N/A	N/A	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	1	0	N/A	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
URBAN TOTALS	26	16	71	32	\$186,000	\$264,000	41.9%	\$218,500	\$264,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2019 through February 29, 2020

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 29							Dec 1 - Feb 29				Dec 1 - Feb 29			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	72	97.3%	2	2.7%	0	0.0%	74	66	N/A	N/A	65	\$404,275	N/A	N/A	\$409,275
Talent	17	100.0%	0	0.0%	0	0.0%	17	51	N/A	N/A	51	\$298,500	N/A	N/A	\$298,500
Phoenix	15	93.8%	0	0.0%	1	6.3%	16	64	N/A	N/A	70	\$275,000	N/A	N/A	\$275,000
Jacksonville	20	100.0%	0	0.0%	0	0.0%	20	88	N/A	N/A	88	\$430,000	N/A	N/A	\$430,000
Northwest Medford	14	93.3%	1	6.7%	0	0.0%	15	40	N/A	N/A	40	\$266,750	N/A	N/A	\$264,500
West Medford	27	96.4%	1	3.6%	0	0.0%	28	52	N/A	N/A	51	\$229,000	N/A	N/A	\$229,000
Southwest Medford	40	100.0%	0	0.0%	0	0.0%	40	30	N/A	N/A	30	\$288,500	N/A	N/A	\$288,500
East Medford	150	96.2%	5	3.2%	1	0.6%	156	55	26	N/A	54	\$296,000	\$359,200	N/A	\$297,750
Central Point	76	97.4%	2	2.6%	0	0.0%	78	36	N/A	N/A	35	\$302,750	N/A	N/A	\$302,750
White City	23	100.0%	0	0.0%	0	0.0%	23	16	N/A	N/A	16	\$234,000	N/A	N/A	\$234,000
Eagle Point	33	94.3%	2	5.7%	0	0.0%	35	44	N/A	N/A	42	\$295,000	N/A	N/A	\$295,000
Shady Cove / Trail	4	100.0%	0	0.0%	0	0.0%	4	66	N/A	N/A	66	\$314,950	N/A	N/A	\$314,950
Gold Hill & Rogue River	11	91.7%	1	8.3%	0	0.0%	12	42	N/A	N/A	39	\$260,000	N/A	N/A	\$247,500
URBAN TOTALS	502	96.9%	14	2.7%	2	0.4%	518	50	24	N/A	49	\$300,000	\$239,500	N/A	\$300,000

ALL HOMES ON MARKET (including rural) - 02/29/20

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	140	99.3%	1	0.7%	0	0.0%	141
Talent	30	100.0%	0	0.0%	0	0.0%	30
Phoenix	20	95.2%	1	4.8%	0	0.0%	21
Jacksonville	36	100.0%	0	0.0%	0	0.0%	36
Northwest Medford	6	100.0%	0	0.0%	0	0.0%	6
West Medford	25	96.2%	1	3.8%	0	0.0%	26
Southwest Medford	29	96.7%	1	3.3%	0	0.0%	30
East Medford	123	96.1%	5	3.9%	0	0.0%	128
Central Point	50	96.2%	2	3.8%	0	0.0%	52
White City	22	95.7%	0	0.0%	1	4.3%	23
Eagle Point	47	100.0%	0	0.0%	0	0.0%	47
Shady Cove / Trail	32	94.1%	2	5.9%	0	0.0%	34
Gold Hill & Rogue River	69	100.0%	0	0.0%	0	0.0%	69
Other Areas	75	100.0%	0	0.0%	0	0.0%	75
COUNTY TOTALS	704	98.1%	13	1.8%	1	0.1%	718

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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