

EXISTING HOME SALES - April 1, 2013 through June 30, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2012 vs Jun 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	79	88	109	77	\$380,000	\$280,000	\$322,000	-15.3%	15.0%	\$250,000	\$302,500
Talent	23	25	68	72	\$243,750	\$159,000	\$209,000	-14.3%	31.4%	N/A	\$192,000
Phoenix	18	10	40	28	\$220,000	\$153,413	\$165,750	-24.7%	8.0%	N/A	N/A
Jacksonville	8	16	132	71	\$464,000	\$333,500	\$337,500	-27.3%	1.2%	\$293,500	N/A
Northwest Medford	19	17	47	27	N/A	\$89,000	\$122,900	N/A	38.1%	\$88,450	\$142,450
West Medford	48	48	51	56	\$159,000	\$79,500	\$105,450	-33.7%	32.6%	\$99,900	\$119,375
Southwest Medford	43	31	52	26	\$217,000	\$140,000	\$160,000	-26.3%	14.3%	\$138,000	\$158,300
East Medford	175	156	78	39	\$225,000	\$183,800	\$214,500	-4.7%	16.7%	\$210,000	\$225,750
Central Point	85	79	71	42	\$209,700	\$142,166	\$168,000	-19.9%	18.2%	\$160,000	\$169,950
White City	22	20	59	27	\$149,950	\$101,000	\$124,500	-17.0%	23.3%	\$93,500	\$130,000
Eagle Point	43	42	67	75	\$236,500	\$189,900	\$240,000	1.5%	26.4%	\$152,450	\$185,000
Shady Cove / Trail	4	9	78	140	N/A	\$229,500	\$105,600	N/A	-54.0%	N/A	N/A
Gold Hill & Rogue River	13	9	118	49	\$175,900	\$110,000	\$129,900	-26.2%	18.1%	N/A	N/A
COUNTY TOTALS	580	551	74	52	\$225,000	\$162,000	\$189,000	-16.0%	16.7%	\$169,000	\$189,000

NEW HOME SALES - April 1, 2013 through June 30, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2012 vs Jun 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	0	4	N/A	185	N/A	N/A	\$361,500	N/A	N/A	N/A	N/A
Talent	2	7	N/A	55	\$297,000	N/A	\$145,000	-51.2%	N/A	N/A	\$145,000
Phoenix	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	3	1	430	N/A	\$313,500	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	4	N/A	10	N/A	N/A	\$186,250	N/A	N/A	N/A	N/A
West Medford	2	0	N/A	N/A	\$175,000	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	5	5	59	72	\$250,000	\$185,900	\$199,900	-20.0%	7.5%	N/A	N/A
East Medford	8	21	127	22	\$279,900	\$291,500	\$365,000	30.4%	25.2%	N/A	\$363,557
Central Point	4	3	76	104	\$245,000	\$186,000	N/A	N/A	N/A	N/A	N/A
White City	9	3	37	40	\$199,900	\$145,000	N/A	N/A	N/A	N/A	N/A
Eagle Point	0	4	N/A	13	\$243,500	N/A	\$249,400	2.4%	N/A	N/A	N/A
Shady Cove / Trail	0	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	35	52	123	52	\$245,000	\$187,000	\$244,981	0.0%	31.0%	\$185,900	\$230,000

ALL HOMES ON MARKET (includes rural)

Area	Active 06/30/12	Active 06/30/13	% Change
Ashland	218	218	0.0%
Talent	44	26	-40.9%
Phoenix	21	20	-4.8%
Jacksonville	80	72	-10.0%
Northwest Medford	15	11	-26.7%
West Medford	63	58	-7.9%
Southwest Medford	56	37	-33.9%
East Medford	207	218	5.3%
Central Point	106	87	-17.9%
White City	33	30	-9.1%
Eagle Point	103	89	-13.6%
Shady Cove / Trail	59	75	27.1%
Gold Hill & Rogue River	106	106	0.0%
Other Areas	115	76	-33.9%
COUNTY TOTALS	1226	1123	-8.4%

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 - April 1, 2013 through June 30, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30			Jun 2012 vs Jun 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2012	Median \$ 2013	1-year % Change	Median \$	Median \$
Ashland	15	6	106	143	\$245,000	\$289,900	18.3%	N/A	N/A
Talent	12	5	31	97	\$142,750	\$171,600	20.2%	N/A	N/A
Phoenix	10	2	22	N/A	\$144,750	N/A	N/A	N/A	N/A
Jacksonville	4	0	80	N/A	\$317,000	N/A	N/A	N/A	N/A
Northwest Medford	15	9	46	20	\$84,900	\$126,500	49.0%	N/A	N/A
West Medford	30	20	63	57	\$69,040	\$75,250	9.0%	\$99,900	\$73,000
Southwest Medford	28	13	47	19	\$139,950	\$135,000	-3.5%	\$131,750	N/A
East Medford	86	25	76	53	\$164,250	\$143,000	-12.9%	\$182,500	\$135,650
Central Point	51	15	58	45	\$125,400	\$137,000	9.3%	\$140,500	N/A
White City	15	6	58	70	\$100,000	\$119,500	19.5%	\$85,000	N/A
Eagle Point	20	10	64	80	\$142,450	\$153,500	7.8%	\$112,000	\$114,000
Shady Cove / Trail	1	3	N/A	48	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	9	1	139	N/A	\$95,000	N/A	N/A	N/A	N/A
COUNTY TOTALS	296	115	65	55	\$132,000	\$130,000	-1.5%	\$126,450	\$128,300

EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - April 1, 2013 through June 30, 2013

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Apr 1 - Jun 30							Apr 1 - Jun 30				Apr 1 - Jun 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	81	92.0%	3	3.4%	3	3.4%	88	72	N/A	N/A	77	\$325,000	N/A	N/A	\$322,000
Talent	20	80.0%	0	0.0%	5	20.0%	25	66	N/A	97	72	\$217,000	N/A	\$171,600	\$209,000
Phoenix	8	80.0%	1	10.0%	1	10.0%	10	32	N/A	N/A	28	\$155,000	N/A	N/A	\$165,750
Jacksonville	16	100.0%	0	0.0%	0	0.0%	16	71	N/A	N/A	71	\$337,500	N/A	N/A	\$337,500
Northwest Medford	8	47.1%	4	23.5%	5	29.4%	17	35	31	11	27	\$118,650	\$117,775	\$130,000	\$122,900
West Medford	28	58.3%	10	20.8%	10	20.8%	48	56	26	88	56	\$119,375	\$69,750	\$77,500	\$105,450
Southwest Medford	18	58.1%	2	6.5%	11	35.5%	31	31	N/A	21	26	\$165,000	N/A	\$133,850	\$160,000
East Medford	130	83.3%	7	4.5%	18	11.5%	156	37	30	62	39	\$236,250	\$122,000	\$149,250	\$214,500
Central Point	62	78.5%	2	2.5%	13	16.5%	79	41	N/A	50	42	\$179,500	N/A	\$137,000	\$168,000
White City	14	70.0%	3	15.0%	3	15.0%	20	8	N/A	N/A	27	\$125,000	N/A	N/A	\$124,500
Eagle Point	32	76.2%	2	4.8%	8	19.0%	42	73	N/A	94	75	\$241,250	N/A	\$153,500	\$240,000
Shady Cove / Trail	6	66.7%	3	33.3%	0	0.0%	9	187	N/A	N/A	140	\$104,138	N/A	N/A	\$105,600
Gold Hill & Rogue River	8	88.9%	0	0.0%	1	11.1%	9	52	N/A	N/A	49	\$132,450	N/A	N/A	\$129,900
COUNTY TOTALS	432	78.4%	37	6.7%	78	14.2%	551	52	44	60	52	\$219,000	\$112,650	\$136,000	\$189,000

ALL HOMES ON MARKET (including rural) - 06/30/13

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	206	94.5%	4	1.8%	7	3.2%	218
Talent	24	92.3%	0	0.0%	2	7.7%	26
Phoenix	19	95.0%	0	0.0%	1	5.0%	20
Jacksonville	69	95.8%	0	0.0%	3	4.2%	72
Northwest Medford	10	90.9%	0	0.0%	1	9.1%	11
West Medford	51	87.9%	0	0.0%	6	10.3%	58
Southwest Medford	32	86.5%	1	2.7%	4	10.8%	37
East Medford	196	89.9%	4	1.8%	17	7.8%	218
Central Point	75	86.2%	0	0.0%	10	11.5%	87
White City	24	80.0%	0	0.0%	4	13.3%	30
Eagle Point	81	91.0%	2	2.2%	5	5.6%	89
Shady Cove / Trail	61	81.3%	7	9.3%	7	9.3%	75
Gold Hill & Rogue River	97	91.5%	1	0.9%	8	7.5%	106
Other Areas	73	96.1%	1	1.3%	2	2.6%	76
COUNTY TOTALS	1018	90.7%	20	1.8%	77	6.9%	1123

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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