

EXISTING HOME SALES - March 1, 2013 through May 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2012 vs May 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	73	91	118	93	\$375,000	\$280,000	\$325,000	-13.3%	16.1%	\$288,000	\$303,000
Talent	25	17	69	55	\$243,950	\$157,500	\$225,000	-7.8%	42.9%	\$140,000	\$181,400
Phoenix	20	12	56	25	\$230,000	\$152,250	\$169,250	-26.4%	11.2%	\$149,500	\$166,500
Jacksonville	9	16	79	71	\$464,000	\$316,000	\$297,500	-35.9%	-5.9%	N/A	\$289,000
Northwest Medford	16	14	37	33	N/A	\$93,450	\$118,650	N/A	27.0%	\$81,950	\$120,000
West Medford	47	39	56	69	\$165,750	\$70,000	\$85,100	-48.7%	21.6%	\$77,000	\$89,900
Southwest Medford	35	32	55	31	\$216,000	\$139,900	\$151,950	-29.7%	8.6%	\$147,500	\$165,000
East Medford	161	140	90	52	\$235,450	\$175,000	\$202,575	-14.0%	15.8%	\$201,500	\$201,000
Central Point	90	77	82	49	\$209,900	\$137,000	\$160,000	-23.8%	16.8%	\$140,000	\$160,000
White City	24	17	49	26	\$147,500	\$104,500	\$115,000	-22.0%	10.0%	N/A	\$119,500
Eagle Point	34	46	84	76	\$261,000	\$188,700	\$198,000	-24.1%	4.9%	\$180,000	\$243,000
Shady Cove / Trail	5	10	101	167	N/A	\$145,000	\$105,800	N/A	-27.0%	N/A	\$59,100
Gold Hill & Rogue River	14	11	137	57	\$172,500	\$92,500	\$125,000	-27.5%	35.1%	\$97,600	\$129,900
COUNTY TOTALS	553	522	83	62	\$225,000	\$155,000	\$185,750	-17.4%	19.8%	\$149,750	\$190,000

NEW HOME SALES - March 1, 2013 through May 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2012 vs May 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	164	N/A	N/A	\$268,950	N/A	N/A	N/A	N/A
Talent	1	3	N/A	121	\$297,000	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
Jacksonville	2	2	N/A	N/A	\$280,000	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	3	N/A	9	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	1	N/A	N/A	\$175,000	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	5	3	79	24	\$245,000	\$182,000	N/A	N/A	N/A	N/A	N/A
East Medford	8	20	121	24	\$279,900	\$296,450	\$379,750	35.7%	28.1%	\$296,450	\$389,000
Central Point	6	5	72	112	\$245,000	\$194,700	\$188,900	-22.9%	-3.0%	N/A	N/A
White City	10	6	36	30	\$199,900	\$147,250	\$160,450	-19.7%	9.0%	\$145,000	N/A
Eagle Point	0	4	N/A	32	\$245,000	N/A	\$217,400	-11.3%	N/A	N/A	N/A
Shady Cove / Trail	0	1	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	35	52	119	61	\$245,000	\$189,000	\$228,675	-6.7%	21.0%	\$188,000	\$299,450

ALL HOMES ON MARKET (includes rural)

Area	Active 05/31/12	Active 05/31/13	% Change
Ashland	204	202	-1.0%
Talent	43	32	-25.6%
Phoenix	24	17	-29.2%
Jacksonville	77	64	-16.9%
Northwest Medford	19	12	-36.8%
West Medford	72	48	-33.3%
Southwest Medford	48	38	-20.8%
East Medford	200	202	1.0%
Central Point	104	95	-8.7%
White City	40	24	-40.0%
Eagle Point	98	81	-17.3%
Shady Cove / Trail	64	66	3.1%
Gold Hill & Rogue River	97	104	7.2%
Other Areas	109	88	-19.3%
COUNTY TOTALS	1199	1073	-10.5%

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 - March 1, 2013 through May 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2012 vs May 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2012	Median \$ 2013	1-year % Change	Median \$	Median \$
Ashland	20	7	110	177	\$240,500	\$286,000	18.9%	\$236,000	\$289,900
Talent	12	3	31	32	\$152,250	N/A	N/A	\$134,650	N/A
Phoenix	11	3	44	11	\$149,500	N/A	N/A	N/A	N/A
Jacksonville	6	0	69	N/A	\$288,300	N/A	N/A	N/A	N/A
Northwest Medford	14	6	29	24	\$86,950	\$124,700	43.4%	\$66,000	N/A
West Medford	30	20	68	61	\$64,000	\$75,000	17.2%	\$73,500	\$77,750
Southwest Medford	23	13	51	32	\$139,900	\$130,000	-7.1%	\$139,950	\$135,000
East Medford	82	29	82	63	\$161,000	\$152,000	-5.6%	\$153,500	\$134,500
Central Point	59	19	69	48	\$125,000	\$130,500	4.4%	\$132,000	\$131,000
White City	19	6	38	54	\$104,000	\$101,500	-2.4%	N/A	N/A
Eagle Point	20	12	98	107	\$183,750	\$167,277	-9.0%	\$177,000	N/A
Shady Cove / Trail	2	3	N/A	48	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	10	4	145	47	\$87,600	\$111,655	27.5%	\$85,199	N/A
COUNTY TOTALS	308	125	72	63	\$134,000	\$126,500	-5.6%	\$127,235	\$132,675

EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2013 through May 31, 2013

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Mar 1 - May 31							Mar 1 - May 31				Mar 1 - May 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	83	91.2%	4	4.4%	3	3.3%	91	86	196	N/A	93	\$330,000	\$282,950	N/A	\$325,000
Talent	14	82.4%	0	0.0%	3	17.6%	17	59	N/A	N/A	55	\$231,000	N/A	N/A	\$225,000
Phoenix	9	75.0%	1	8.3%	2	16.7%	12	29	N/A	N/A	25	\$172,000	N/A	N/A	\$169,250
Jacksonville	16	100.0%	0	0.0%	0	0.0%	16	71	N/A	N/A	71	\$297,500	N/A	N/A	\$297,500
Northwest Medford	8	57.1%	3	21.4%	3	21.4%	14	40	N/A	N/A	33	\$115,100	N/A	N/A	\$118,650
West Medford	18	46.2%	11	28.2%	9	23.1%	39	81	24	107	69	\$110,250	\$81,000	\$75,000	\$85,100
Southwest Medford	19	59.4%	1	3.1%	12	37.5%	32	30	N/A	33	31	\$165,000	N/A	\$127,500	\$151,950
East Medford	110	78.6%	9	6.4%	20	14.3%	140	49	37	75	52	\$225,000	\$145,000	\$156,000	\$202,575
Central Point	56	72.7%	3	3.9%	16	20.8%	77	49	N/A	56	49	\$177,000	N/A	\$131,000	\$160,000
White City	11	64.7%	2	11.8%	4	23.5%	17	11	N/A	18	26	\$122,000	N/A	\$106,000	\$115,000
Eagle Point	34	73.9%	2	4.3%	10	21.7%	46	65	N/A	121	76	\$204,500	N/A	\$142,727	\$198,000
Shady Cove / Trail	7	70.0%	3	30.0%	0	0.0%	10	218	N/A	N/A	167	\$105,600	N/A	N/A	\$105,800
Gold Hill & Rogue River	7	63.6%	1	9.1%	3	27.3%	11	63	N/A	N/A	57	\$128,000	N/A	N/A	\$125,000
COUNTY TOTALS	392	75.1%	40	7.7%	85	16.3%	522	62	51	68	62	\$218,750	\$123,950	\$127,000	\$185,750

ALL HOMES ON MARKET (including rural) - 05/31/13

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	193	95.5%	2	1.0%	6	3.0%	202
Talent	30	93.8%	0	0.0%	2	6.3%	32
Phoenix	16	94.1%	0	0.0%	1	5.9%	17
Jacksonville	61	95.3%	0	0.0%	3	4.7%	64
Northwest Medford	10	83.3%	1	8.3%	1	8.3%	12
West Medford	37	77.1%	2	4.2%	8	16.7%	48
Southwest Medford	33	86.8%	1	2.6%	4	10.5%	38
East Medford	186	92.1%	3	1.5%	13	6.4%	202
Central Point	85	89.5%	1	1.1%	8	8.4%	95
White City	19	79.2%	0	0.0%	3	12.5%	24
Eagle Point	72	88.9%	2	2.5%	6	7.4%	81
Shady Cove / Trail	53	80.3%	7	10.6%	6	9.1%	66
Gold Hill & Rogue River	96	92.3%	1	1.0%	7	6.7%	104
Other Areas	81	92.0%	2	2.3%	4	4.5%	88
COUNTY TOTALS	972	90.6%	22	2.1%	72	6.7%	1073

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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