



JACKSON CO EXISTING URBAN HOME SALES - April 1, 2020 through June 30, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2019 vs Jun 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	104	50	68	51	\$372,000	\$479,500	\$454,250	22.1%	-5.3%	\$485,000	\$475,000
Talent	27	12	50	56	\$234,000	\$295,000	\$302,500	29.3%	2.5%	\$285,000	\$290,000
Phoenix	20	14	46	57	\$195,000	\$267,000	\$293,700	50.6%	10.0%	\$286,500	\$295,000
Jacksonville	16	24	55	77	\$292,500	\$555,000	\$491,500	68.0%	-11.4%	N/A	\$474,250
Northwest Medford	26	17	40	16	\$169,863	\$234,950	\$299,900	76.6%	27.6%	\$307,250	\$317,500
West Medford	64	52	25	39	\$140,000	\$220,000	\$230,000	64.3%	4.5%	\$224,250	\$251,750
Southwest Medford	28	35	19	30	\$203,900	\$280,000	\$293,000	43.7%	4.6%	\$283,750	\$315,000
East Medford	261	184	42	39	\$258,875	\$315,000	\$326,589	26.2%	3.7%	\$318,400	\$327,500
Central Point	91	75	35	30	\$224,000	\$275,000	\$294,000	31.3%	6.9%	\$247,085	\$307,000
White City	43	29	15	19	\$153,400	\$233,000	\$253,000	64.9%	8.6%	\$234,000	\$253,950
Eagle Point	61	40	44	40	\$239,000	\$322,500	\$329,400	37.8%	2.1%	\$349,500	\$327,800
Shady Cove	17	16	95	58	\$192,850	\$299,000	\$269,950	40.0%	-9.7%	\$347,500	\$300,000
Gold Hill & Rogue River	25	14	33	40	\$157,000	\$233,000	\$267,450	70.4%	14.8%	\$226,000	0
<b>URBAN TOTALS</b>	<b>783</b>	<b>562</b>	<b>43</b>	<b>40</b>	<b>\$236,000</b>	<b>\$291,000</b>	<b>\$306,000</b>	<b>29.7%</b>	<b>5.2%</b>	<b>\$295,000</b>	<b>\$320,000</b>

JACKSON CO NEW URBAN HOME SALES - April 1, 2020 through June 30, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2019 vs Jun 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	4	77	183	\$475,000	\$615,000	\$435,000	-8.4%	-29.3%	N/A	N/A
Talent	7	2	203	N/A	\$238,500	\$331,751	N/A	N/A	N/A	N/A	N/A
Phoenix	6	0	83	N/A	N/A	\$235,000	N/A	N/A	N/A	N/A	N/A
Jacksonville	0	2	N/A	N/A	\$280,400	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	0	N/A	N/A	\$216,476	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	4	N/A	92	N/A	N/A	\$302,350	N/A	N/A	N/A	N/A
Southwest Medford	13	8	59	32	N/A	\$315,000	\$312,450	N/A	-0.8%	\$315,000	N/A
East Medford	39	33	80	33	\$328,917	\$396,900	\$393,490	19.6%	-0.9%	\$396,900	\$432,724
Central Point	4	1	109	N/A	\$262,400	\$358,500	N/A	N/A	N/A	N/A	N/A
White City	5	12	47	51	\$189,900	\$209,900	\$244,500	28.8%	16.5%	N/A	N/A
Eagle Point	14	9	92	24	\$264,700	\$308,950	\$439,900	66.2%	42.4%	\$321,495	\$402,450
Shady Cove	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>94</b>	<b>76</b>	<b>90</b>	<b>55</b>	<b>\$271,604</b>	<b>\$349,950</b>	<b>\$354,100</b>	<b>30.4%</b>	<b>1.2%</b>	<b>\$324,900</b>	<b>\$377,500</b>

JACKSON CO RURAL HOME SALES - April 1, 2020 through June 30, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2019 vs Jun 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	109	85	58	71	\$345,000	\$390,000	\$402,500	16.7%	3.2%	\$399,500	\$429,000
5 - 10 Acres	37	39	104	88	\$350,000	\$450,000	\$518,000	48.0%	15.1%	\$470,000	\$495,000
Over 10 Acres	30	30	178	161	\$470,000	\$528,250	\$605,500	28.8%	14.6%	\$565,700	\$587,000
<b>RURAL TOTALS</b>	<b>176</b>	<b>154</b>	<b>88</b>	<b>93</b>	<b>\$355,500</b>	<b>\$426,750</b>	<b>\$472,500</b>	<b>32.9%</b>	<b>10.7%</b>	<b>\$423,500</b>	<b>\$460,000</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 06/30/19	Active As Of 06/30/20	% Change
Ashland	165	108	-34.5%
Talent	22	13	-40.9%
Phoenix	19	11	-42.1%
Jacksonville	39	15	-61.5%
Northwest Medford	17	7	-58.8%
West Medford	41	19	-53.7%
Southwest Medford	26	16	-38.5%
East Medford	209	111	-46.9%
Central Point	52	27	-48.1%
White City	15	8	-46.7%
Eagle Point	57	30	-47.4%
Shady Cove	23	14	-39.1%
Gold Hill & Rogue River	4	5	25.0%
Rural	411	217	-47.2%
<b>JACKSON COUNTY TOTALS</b>	<b>1100</b>	<b>601</b>	<b>-45.4%</b>

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.

©2020 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.



JACKSON CO EXISTING HOME SALES: DISTRESSED - April 1, 2020 through June 30, 2020									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30			Jun 2019 vs Jun 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	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	2	3	N/A	132	N/A	N/A	N/A	N/A	N/A
Southwest Medford	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	5	4	33	94	\$187,950	\$224,250	19.3%	N/A	N/A
Central Point	4	4	30	25	\$212,500	\$236,250	11.2%	N/A	N/A
White City	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	5	0	80	N/A	\$256,000	N/A	N/A	N/A	N/A
Shady Cove	0	2	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
<b>URBAN TOTALS</b>	<b>20</b>	<b>18</b>	<b>75</b>	<b>81</b>	<b>\$190,250</b>	<b>\$207,250</b>	<b>8.9%</b>	<b>\$190,500</b>	<b>\$215,500</b>

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - April 1, 2020 through June 30, 2020															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Apr 1 - Jun 30							Apr 1 - Jun 30				Apr 1 - Jun 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	48	96.0%	2	4.0%	0	0.0%	50	48	N/A	N/A	51	\$467,250	N/A	N/A	\$454,250
Talent	12	100.0%	0	0.0%	0	0.0%	12	56	N/A	N/A	56	\$302,500	N/A	N/A	\$302,500
Phoenix	13	92.9%	1	7.1%	0	0.0%	14	61	N/A	N/A	57	\$295,000	N/A	N/A	\$293,700
Jacksonville	24	100.0%	0	0.0%	0	0.0%	24	77	N/A	N/A	77	\$491,500	N/A	N/A	\$491,500
Northwest Medford	17	100.0%	0	0.0%	0	0.0%	17	16	N/A	N/A	16	\$299,900	N/A	N/A	\$299,900
West Medford	49	94.2%	2	3.8%	1	1.9%	52	33	N/A	N/A	39	\$235,000	N/A	N/A	\$230,000
Southwest Medford	34	97.1%	1	2.9%	0	0.0%	35	30	N/A	N/A	30	\$292,250	N/A	N/A	\$293,000
East Medford	180	97.8%	4	2.2%	0	0.0%	184	38	94	N/A	39	\$327,089	\$224,250	N/A	\$326,589
Central Point	71	94.7%	4	5.3%	0	0.0%	75	30	25	N/A	30	\$295,000	\$236,250	N/A	\$294,000
White City	28	96.6%	1	3.4%	0	0.0%	29	17	N/A	N/A	19	\$256,000	N/A	N/A	\$253,000
Eagle Point	40	100.0%	0	0.0%	0	0.0%	40	40	N/A	N/A	40	\$329,400	N/A	N/A	\$329,400
Shady Cove	14	87.5%	2	12.5%	0	0.0%	16	48	N/A	N/A	58	\$277,500	N/A	N/A	\$269,950
Gold Hill & Rogue River	14	100.0%	0	0.0%	0	0.0%	14	40	N/A	N/A	40	\$267,450	N/A	N/A	\$267,450
<b>URBAN TOTALS</b>	<b>544</b>	<b>96.8%</b>	<b>17</b>	<b>3.0%</b>	<b>1</b>	<b>0.2%</b>	<b>562</b>	<b>38</b>	<b>78</b>	<b>N/A</b>	<b>40</b>	<b>\$309,950</b>	<b>\$215,000</b>	<b>N/A</b>	<b>\$306,000</b>

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 06/30/20							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	108	100.0%	0	0.0%	0	0.0%	108
Talent	13	100.0%	0	0.0%	0	0.0%	13
Phoenix	11	100.0%	0	0.0%	0	0.0%	11
Jacksonville	15	100.0%	0	0.0%	0	0.0%	15
Northwest Medford	7	100.0%	0	0.0%	0	0.0%	7
West Medford	18	94.7%	1	5.3%	0	0.0%	19
Southwest Medford	16	100.0%	0	0.0%	0	0.0%	16
East Medford	108	97.3%	1	0.9%	2	1.8%	111
Central Point	25	92.6%	2	7.4%	0	0.0%	27
White City	8	100.0%	0	0.0%	0	0.0%	8
Eagle Point	29	96.7%	1	3.3%	0	0.0%	30
Shady Cove	13	92.9%	1	7.1%	0	0.0%	14
Gold Hill & Rogue River	5	100.0%	0	0.0%	0	0.0%	5
Rural	213	98.2%	4	1.8%	0	0.0%	217
<b>COUNTY TOTALS</b>	<b>589</b>	<b>98.0%</b>	<b>10</b>	<b>1.7%</b>	<b>2</b>	<b>0.3%</b>	<b>601</b>

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.

©2020 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.