



JACKSON CO EXISTING HOME SALES - July 1, 2018 through September 30, 2018											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2017 vs Sep 2018	
	# Sold 2017	# Sold 2018	Average 2017	Average 2018	Median \$ 2013	Median \$ 2017	Median \$ 2018	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	113	90	57	63	\$325,000	\$445,000	\$442,250	36.1%	-0.6%	\$472,250	\$447,250
Talent	21	32	28	34	\$166,500	\$279,750	\$312,500	87.7%	11.7%	\$247,500	\$309,000
Phoenix	13	20	19	27	\$199,000	\$250,000	\$302,250	51.9%	20.9%	N/A	\$285,000
Jacksonville	25	19	55	29	\$355,000	\$426,000	\$408,500	15.1%	-4.1%	\$419,000	\$408,500
Northwest Medford	36	23	17	23	\$123,750	\$205,250	\$257,500	108.1%	25.5%	\$185,000	\$234,900
West Medford	70	63	31	42	\$118,600	\$182,500	\$212,000	78.8%	16.2%	\$169,900	\$205,000
Southwest Medford	52	52	19	28	\$182,500	\$245,450	\$266,000	45.8%	8.4%	\$245,950	\$285,000
East Medford	247	232	31	30	\$222,000	\$295,000	\$305,000	37.4%	3.4%	\$290,500	\$315,000
Central Point	110	80	22	27	\$175,000	\$248,700	\$275,000	57.1%	10.6%	\$261,000	\$260,450
White City	30	35	18	16	\$124,501	\$203,750	\$222,500	78.7%	9.2%	\$212,000	\$222,000
Eagle Point	50	53	33	37	\$203,500	\$289,450	\$275,000	35.1%	-5.0%	\$265,000	\$285,000
Shady Cove / Trail	16	15	48	63	\$164,000	\$270,917	\$256,900	56.6%	-5.2%	\$381,500	\$188,000
Gold Hill & Rogue River	36	19	33	48	\$179,500	\$249,950	\$256,000	42.6%	2.4%	\$258,500	\$248,950
URBAN TOTALS	819	733	32	35	\$200,000	\$275,000	\$287,500	43.8%	4.5%	\$268,450	\$290,000

JACKSON CO NEW HOME SALES - July 1, 2018 through September 30, 2018											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2017 vs Sep 2018	
	# Sold 2017	# Sold 2018	Average 2017	Average 2018	Median \$ 2013	Median \$ 2017	Median \$ 2018	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	14	5	171	2	N/A	\$384,500	\$675,000	N/A	75.6%	N/A	\$679,433
Talent	0	4	N/A	35	\$241,950	N/A	\$370,051	52.9%	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	0	3	N/A	86	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	6	N/A	26	\$184,400	N/A	\$270,450	46.7%	N/A	N/A	N/A
Southwest Medford	4	5	8	117	\$198,000	\$281,800	\$307,000	55.1%	8.9%	N/A	\$249,500
East Medford	56	26	36	63	\$327,000	\$364,950	\$402,200	23.0%	10.2%	\$375,000	\$378,200
Central Point	6	7	2	139	\$221,696	\$239,950	\$339,900	53.3%	41.7%	N/A	N/A
White City	8	6	29	40	\$177,900	\$243,500	\$260,500	46.4%	7.0%	N/A	N/A
Eagle Point	20	9	22	126	N/A	\$287,500	\$434,900	N/A	51.3%	\$294,523	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	5	1	91	N/A	N/A	\$224,900	N/A	N/A	N/A	\$222,900	N/A
URBAN TOTALS	116	73	48	71	\$220,818	\$325,740	\$363,075	64.4%	11.5%	\$314,900	\$455,000

JACKSON CO RURAL HOME SALES - July 1, 2018 through September 30, 2018											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2017 vs Sep 2018	
	# Sold 2017	# Sold 2018	Average 2017	Average 2018	Median \$ 2013	Median \$ 2017	Median \$ 2018	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	85	78	51	57	\$209,000	\$307,000	\$312,000	49.3%	1.6%	\$275,000	\$305,000
5 - 10 Acres	39	32	61	107	\$277,000	\$367,500	\$432,500	56.1%	17.7%	\$365,000	\$437,500
Over 10 Acres	35	20	83	128	\$355,000	\$480,000	\$537,500	51.4%	12.0%	\$395,000	N/A
RURAL TOTALS	158	128	58	81	\$287,900	\$360,000	\$388,500	34.9%	7.9%	\$362,500	\$362,250

ALL HOMES ON MARKET (includes rural)			
Area	Active 09/30/17	Active 09/30/18	% Change
Ashland	197	206	4.6%
Talent	27	41	51.9%
Phoenix	18	48	166.7%
Jacksonville	50	54	8.0%
Northwest Medford	14	16	14.3%
West Medford	55	52	-5.5%
Southwest Medford	55	55	0.0%
East Medford	201	269	33.8%
Central Point	94	92	-2.1%
White City	21	33	57.1%
Eagle Point	93	94	1.1%
Shady Cove / Trail	44	53	20.5%
Gold Hill & Rogue River	84	115	36.9%
Other Areas	89	99	11.2%
COUNTY TOTALS	1042	1227	17.8%

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 - July 1, 2018 through September 30, 2018

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30			Sep 2017 vs Sep 2018	
	# Sold 2017	# Sold 2018	Average 2017	Average 2018	Median \$ 2017	Median \$ 2018	1-year % Change	Median \$	Median \$
Ashland	2	0	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	1	0	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	3	1	17	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	9	2	42	N/A	\$115,000	N/A	N/A	N/A	N/A
Southwest Medford	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	11	5	56	19	\$171,499	\$299,900	74.9%	\$171,499	N/A
Central Point	5	2	34	N/A	\$199,000	N/A	N/A	N/A	N/A
White City	4	2	56	N/A	\$100,950	N/A	N/A	N/A	N/A
Eagle Point	3	0	20	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	45	16	40	40	\$171,499	\$218,500	27.4%	\$160,000	\$197,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - July 1, 2018 through September 30, 2018

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jul 1 - Sep 30							Jul 1 - Sep 30				Jul 1 - Sep 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	90	100.0%	0	0.0%	0	0.0%	90	63	N/A	N/A	63	\$442,250	N/A	N/A	\$442,250
Talent	32	100.0%	0	0.0%	0	0.0%	32	34	N/A	N/A	34	\$312,500	N/A	N/A	\$312,500
Phoenix	20	100.0%	0	0.0%	0	0.0%	20	27	N/A	N/A	27	\$302,250	N/A	N/A	\$302,250
Jacksonville	19	100.0%	0	0.0%	0	0.0%	19	29	N/A	N/A	29	\$408,500	N/A	N/A	\$408,500
Northwest Medford	22	95.7%	1	4.3%	0	0.0%	23	23	N/A	N/A	23	\$257,750	N/A	N/A	\$257,500
West Medford	61	96.8%	2	3.2%	0	0.0%	63	42	N/A	N/A	42	\$215,000	N/A	N/A	\$212,000
Southwest Medford	50	96.2%	2	3.8%	0	0.0%	52	26	N/A	N/A	28	\$266,000	N/A	N/A	\$266,000
East Medford	227	97.8%	5	2.2%	0	0.0%	232	30	19	N/A	30	\$305,000	\$299,900	N/A	\$305,000
Central Point	78	97.5%	1	1.3%	1	1.3%	80	27	N/A	N/A	27	\$275,000	N/A	N/A	\$275,000
White City	33	94.3%	1	2.9%	1	2.9%	35	12	N/A	N/A	16	\$224,000	N/A	N/A	\$222,500
Eagle Point	53	100.0%	0	0.0%	0	0.0%	53	37	N/A	N/A	37	\$275,000	N/A	N/A	\$275,000
Shady Cove / Trail	14	93.3%	1	6.7%	0	0.0%	15	64	N/A	N/A	63	\$260,450	N/A	N/A	\$256,900
Gold Hill & Rogue River	18	94.7%	0	0.0%	1	5.3%	19	50	N/A	N/A	48	\$257,500	N/A	N/A	\$256,000
URBAN TOTALS	717	97.8%	13	1.8%	3	0.4%	733	35	41	N/A	35	\$290,000	\$214,000	N/A	\$287,500

ALL HOMES ON MARKET (including rural) - 09/30/18

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	200	97.1%	6	2.9%	0	0.0%	206
Talent	40	97.6%	1	2.4%	0	0.0%	41
Phoenix	46	95.8%	2	4.2%	0	0.0%	48
Jacksonville	54	100.0%	0	0.0%	0	0.0%	54
Northwest Medford	16	100.0%	0	0.0%	0	0.0%	16
West Medford	52	100.0%	0	0.0%	0	0.0%	52
Southwest Medford	54	98.2%	1	1.8%	0	0.0%	55
East Medford	263	97.8%	6	2.2%	0	0.0%	269
Central Point	88	95.7%	3	3.3%	1	1.1%	92
White City	28	84.8%	4	12.1%	1	3.0%	33
Eagle Point	92	97.9%	2	2.1%	0	0.0%	94
Shady Cove / Trail	52	98.1%	1	1.9%	0	0.0%	53
Gold Hill & Rogue River	111	96.5%	4	3.5%	0	0.0%	115
Other Areas	95	96.0%	4	4.0%	0	0.0%	99
COUNTY TOTALS	1191	97.1%	34	2.8%	2	0.2%	1227

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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