



**JACKSON CO EXISTING HOME SALES - February 1, 2017 through April 30, 2017**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2016 vs Apr 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	49	57	59	59	\$280,000	\$380,000	\$430,000	53.6%	13.2%	\$380,000	\$430,000
Talent	15	13	27	25	\$165,000	\$223,400	\$275,000	66.7%	23.1%	\$219,500	\$280,000
Phoenix	16	11	40	31	\$166,000	\$217,500	\$242,000	45.8%	11.3%	\$217,500	\$238,500
Jacksonville	11	11	51	122	\$260,600	\$349,000	\$328,000	25.9%	-6.0%	N/A	\$318,900
Northwest Medford	13	17	50	20	\$100,000	\$210,000	\$202,500	102.5%	-3.6%	\$228,000	\$194,900
West Medford	65	50	42	34	\$63,000	\$150,000	\$174,950	177.7%	16.6%	\$179,000	\$175,000
Southwest Medford	39	38	35	32	\$137,000	\$222,000	\$244,200	78.2%	10.0%	\$225,000	\$249,700
East Medford	203	132	52	42	\$167,750	\$246,000	\$282,000	68.1%	14.6%	\$266,000	\$319,000
Central Point	83	76	40	31	\$125,000	\$214,900	\$243,500	94.8%	13.3%	\$214,450	\$255,000
White City	39	22	35	27	\$99,450	\$155,000	\$193,500	94.6%	24.8%	\$179,000	\$189,000
Eagle Point	43	45	40	28	\$187,500	\$224,900	\$260,000	38.7%	15.6%	\$255,450	\$283,500
Shady Cove / Trail	7	12	46	72	\$145,000	\$187,500	\$249,250	71.9%	32.9%	N/A	\$273,500
Gold Hill & Rogue River	13	17	51	58	\$74,100	\$175,000	\$182,050	145.7%	4.0%	\$175,000	\$234,950
URBAN TOTALS	596	501	46	40	\$149,000	\$222,450	\$255,000	71.1%	14.6%	\$231,000	\$263,900

**JACKSON CO NEW HOME SALES - February 1, 2017 through April 30, 2017**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2016 vs Apr 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	1	5	N/A	152	N/A	N/A	\$447,500	N/A	N/A	N/A	N/A
Talent	1	1	N/A	N/A	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	N/A	N/A
Jacksonville	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	3	0	221	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	2	3	N/A	22	N/A	N/A	\$239,900	N/A	N/A	N/A	N/A
Southwest Medford	5	4	31	91	\$180,950	\$249,900	\$268,700	48.5%	7.5%	N/A	N/A
East Medford	31	28	113	73	N/A	\$339,500	\$358,150	N/A	5.5%	\$352,397	\$369,000
Central Point	6	6	82	44	\$199,900	\$229,950	\$288,500	44.3%	25.5%	N/A	N/A
White City	5	5	22	1	\$149,500	\$208,000	\$249,900	67.2%	20.1%	\$210,000	\$249,900
Eagle Point	9	8	77	23	N/A	\$259,900	\$272,250	N/A	4.8%	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	5	7	64	45	N/A	\$204,400	\$214,900	N/A	5.1%	N/A	N/A
URBAN TOTALS	70	69	90	60	\$194,500	\$264,900	\$299,000	53.7%	12.9%	\$242,040	\$302,995

**JACKSON CO RURAL HOME SALES - February 1, 2017 through April 30, 2017**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2016 vs Apr 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	71	54	91	64	\$176,500	\$268,000	\$284,000	60.9%	6.0%	\$283,000	\$317,500
5 - 10 Acres	38	30	115	111	\$214,950	\$298,500	\$348,750	62.2%	16.8%	\$312,500	\$337,000
Over 10 Acres	34	34	136	128	\$350,000	\$482,000	\$545,000	55.7%	13.1%	\$469,560	\$579,500
RURAL TOTALS	143	117	108	93	\$210,000	\$303,001	\$360,000	71.4%	18.8%	\$320,500	\$360,000

**ALL HOMES ON MARKET (includes rural)**

Area	Active 04/30/16	Active 04/30/17	% Change
Ashland	159	142	-10.7%
Talent	13	16	23.1%
Phoenix	7	18	157.1%
Jacksonville	40	42	5.0%
Northwest Medford	7	9	28.6%
West Medford	53	38	-28.3%
Southwest Medford	43	31	-27.9%
East Medford	222	135	-39.2%
Central Point	80	57	-28.8%
White City	25	20	-20.0%
Eagle Point	69	69	0.0%
Shady Cove / Trail	47	32	-31.9%
Gold Hill & Rogue River	89	70	-21.3%
Other Areas	40	59	47.5%
<b>COUNTY TOTALS</b>	<b>894</b>	<b>738</b>	<b>-17.4%</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.

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**JACKSON CO EXISTING HOME SALES: DISTRESSED - February 1, 2017 through April 30, 2017**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2016 vs Apr 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2016	Median \$ 2017	1-year % Change	Median \$	Median \$
Ashland	3	0	74	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	5	2	68	N/A	\$170,000	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	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	13	4	49	12	\$94,500	\$108,125	14.4%	\$87,500	N/A
Southwest Medford	3	3	24	51	N/A	N/A	N/A	N/A	N/A
East Medford	18	3	48	85	\$199,500	N/A	N/A	\$161,233	N/A
Central Point	9	2	44	N/A	\$135,000	N/A	N/A	N/A	N/A
White City	8	0	18	N/A	\$154,950	N/A	N/A	\$167,000	N/A
Eagle Point	7	4	56	30	\$141,000	\$153,750	9.0%	\$180,500	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	5	1	25	N/A	\$123,000	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>74</b>	<b>21</b>	<b>44</b>	<b>46</b>	<b>\$147,400</b>	<b>\$155,000</b>	<b>5.2%</b>	<b>\$160,000</b>	<b>\$155,000</b>

**JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - February 1, 2017 through April 30, 2017**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	57	100.0%	0	0.0%	0	0.0%	57	59	N/A	N/A	59	\$430,000	N/A	N/A	\$430,000
Talent	13	100.0%	0	0.0%	0	0.0%	13	25	N/A	N/A	25	\$275,000	N/A	N/A	\$275,000
Phoenix	9	81.8%	2	18.2%	0	0.0%	11	20	N/A	N/A	31	\$242,000	N/A	N/A	\$242,000
Jacksonville	11	100.0%	0	0.0%	0	0.0%	11	122	N/A	N/A	122	\$328,000	N/A	N/A	\$328,000
Northwest Medford	15	88.2%	2	11.8%	0	0.0%	17	17	N/A	N/A	20	\$215,000	N/A	N/A	\$202,500
West Medford	46	92.0%	4	8.0%	0	0.0%	50	36	12	N/A	34	\$179,250	\$108,125	N/A	\$174,950
Southwest Medford	35	92.1%	2	5.3%	1	2.6%	38	30	N/A	N/A	32	\$251,500	N/A	N/A	\$244,200
East Medford	129	97.7%	3	2.3%	0	0.0%	132	41	N/A	N/A	42	\$281,000	N/A	N/A	\$282,000
Central Point	74	97.4%	1	1.3%	1	1.3%	76	31	N/A	N/A	31	\$247,450	N/A	N/A	\$243,500
White City	22	100.0%	0	0.0%	0	0.0%	22	27	N/A	N/A	27	\$193,500	N/A	N/A	\$193,500
Eagle Point	41	91.1%	4	8.9%	0	0.0%	45	28	30	N/A	28	\$268,000	\$153,750	N/A	\$260,000
Shady Cove / Trail	12	100.0%	0	0.0%	0	0.0%	12	72	N/A	N/A	72	\$249,250	N/A	N/A	\$249,250
Gold Hill & Rogue River	16	94.1%	1	5.9%	0	0.0%	17	56	N/A	N/A	58	\$185,975	N/A	N/A	\$182,050
<b>URBAN TOTALS</b>	<b>480</b>	<b>95.8%</b>	<b>19</b>	<b>3.8%</b>	<b>2</b>	<b>0.4%</b>	<b>501</b>	<b>40</b>	<b>46</b>	<b>N/A</b>	<b>40</b>	<b>\$258,750</b>	<b>\$155,000</b>	<b>N/A</b>	<b>\$255,000</b>

**ALL HOMES ON MARKET (including rural) - 04/30/17**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	141	99.3%	1	0.7%	0	0.0%	142
Talent	16	100.0%	0	0.0%	0	0.0%	16
Phoenix	18	100.0%	0	0.0%	0	0.0%	18
Jacksonville	41	97.6%	1	2.4%	0	0.0%	42
Northwest Medford	9	100.0%	0	0.0%	0	0.0%	9
West Medford	37	97.4%	1	2.6%	0	0.0%	38
Southwest Medford	28	90.3%	2	6.5%	1	3.2%	31
East Medford	131	97.0%	3	2.2%	1	0.7%	135
Central Point	55	96.5%	2	3.5%	0	0.0%	57
White City	18	90.0%	1	5.0%	1	5.0%	20
Eagle Point	66	95.7%	3	4.3%	0	0.0%	69
Shady Cove / Trail	30	93.8%	2	6.3%	0	0.0%	32
Gold Hill & Rogue River	66	94.3%	4	5.7%	0	0.0%	70
Other Areas	58	98.3%	1	1.7%	0	0.0%	59
<b>COUNTY TOTALS</b>	<b>714</b>	<b>96.7%</b>	<b>21</b>	<b>2.8%</b>	<b>3</b>	<b>0.4%</b>	<b>738</b>

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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