



JACKSON CO EXISTING HOME SALES - January 1, 2019 through March 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2018 vs Mar 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	70	49	92	89	\$345,000	\$442,500	\$480,000	39.1%	8.5%	\$473,950	\$460,000
Talent	15	11	42	75	\$216,375	\$265,000	\$260,000	20.2%	-1.9%	\$280,000	\$225,275
Phoenix	15	15	35	52	\$215,250	\$269,500	\$299,900	39.3%	11.3%	\$269,750	\$310,000
Jacksonville	11	6	79	105	\$282,500	\$350,000	\$523,125	85.2%	49.5%	\$309,500	N/A
Northwest Medford	26	21	27	31	\$144,200	\$229,925	\$236,000	63.7%	2.6%	\$299,750	\$212,000
West Medford	43	40	34	47	\$108,875	\$195,000	\$200,000	83.7%	2.6%	\$240,000	\$197,500
Southwest Medford	32	23	26	40	\$166,250	\$255,000	\$240,000	44.4%	-5.9%	\$226,550	\$245,000
East Medford	176	167	47	54	\$213,500	\$288,250	\$302,600	41.7%	5.0%	\$297,450	\$310,750
Central Point	95	56	35	38	\$175,200	\$257,500	\$261,000	49.0%	1.4%	\$255,000	\$291,000
White City	31	25	21	38	\$135,000	\$207,000	\$227,000	68.1%	9.7%	\$210,000	\$209,000
Eagle Point	42	32	51	55	\$239,950	\$256,200	\$263,500	9.8%	2.8%	\$232,500	\$280,000
Shady Cove / Trail	11	13	69	46	\$55,375	\$205,000	\$268,000	384.0%	30.7%	\$227,500	N/A
Gold Hill & Rogue River	18	24	48	34	\$164,950	\$170,316	\$220,000	33.4%	29.2%	\$176,631	\$215,000
URBAN TOTALS	585	482	47	53	\$189,000	\$269,900	\$270,000	42.9%	0.0%	\$272,000	\$280,000

JACKSON CO NEW HOME SALES - January 1, 2019 through March 31, 2019											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2018 vs Mar 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	6	255	116	N/A	\$494,000	\$628,118	N/A	27.1%	N/A	N/A
Talent	1	2	N/A	N/A	\$240,000	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	1	N/A	N/A	\$234,990	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	4	N/A	38	N/A	N/A	\$274,900	N/A	N/A	N/A	N/A
Southwest Medford	9	14	47	124	\$216,200	\$305,900	\$322,050	49.0%	5.3%	\$333,545	\$310,000
East Medford	23	30	32	30	\$341,950	\$390,050	\$389,900	14.0%	0.0%	\$389,900	\$394,900
Central Point	4	5	48	0	\$235,000	\$372,730	\$339,310	44.4%	-9.0%	N/A	N/A
White City	9	10	35	28	\$179,400	\$250,000	\$258,450	44.1%	3.4%	N/A	\$193,900
Eagle Point	17	5	81	65	N/A	\$356,900	\$379,000	N/A	6.2%	\$362,950	N/A
Shady Cove / Trail	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	4	1	93	N/A	N/A	\$229,050	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	77	82	64	60	\$240,000	\$332,090	\$339,655	41.5%	2.3%	\$350,000	\$341,000

JACKSON CO RURAL HOME SALES - January 1, 2019 through March 31, 2019											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2018 vs Mar 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2014	Median \$ 2018	Median \$ 2019	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	49	38	110	78	\$235,000	\$315,000	\$334,000	42.1%	6.0%	\$280,050	\$362,500
5 - 10 Acres	25	34	79	105	\$255,000	\$378,000	\$375,000	47.1%	-0.8%	\$452,500	\$350,000
Over 10 Acres	26	18	102	88	\$365,000	\$468,000	\$422,500	15.8%	-9.7%	\$420,000	\$395,000
RURAL TOTALS	100	90	100	90	\$256,750	\$386,500	\$371,250	44.6%	-3.9%	\$372,500	\$372,500

ALL HOMES ON MARKET (includes rural)			
Area	Active 03/31/18	Active 03/31/19	% Change
Ashland	156	210	34.6%
Talent	35	34	-2.9%
Phoenix	20	29	45.0%
Jacksonville	34	51	50.0%
Northwest Medford	11	14	27.3%
West Medford	39	28	-28.2%
Southwest Medford	37	49	32.4%
East Medford	152	211	38.8%
Central Point	52	84	61.5%
White City	12	19	58.3%
Eagle Point	88	90	2.3%
Shady Cove / Trail	46	40	-13.0%
Gold Hill & Rogue River	74	85	14.9%
Other Areas	90	86	-4.4%
COUNTY TOTALS	846	1030	21.7%

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.

©2019 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.



JACKSON CO EXISTING HOME SALES: DISTRESSED - January 1, 2019 through March 31, 2019

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31			Mar 2018 vs Mar 2019	
	# Sold 2018	# Sold 2019	Average 2018	Average 2019	Median \$ 2018	Median \$ 2019	1-year % Change	Median \$	Median \$
Ashland	5	0	88	N/A	\$342,500	N/A	N/A	N/A	N/A
Talent	4	1	91	N/A	\$271,700	N/A	N/A	N/A	N/A
Phoenix	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	0	65	N/A	\$168,688	N/A	N/A	N/A	N/A
West Medford	6	7	47	36	\$127,000	\$161,000	26.8%	N/A	N/A
Southwest Medford	2	3	N/A	48	N/A	N/A	N/A	N/A	N/A
East Medford	14	3	64	111	\$235,000	N/A	N/A	\$205,000	N/A
Central Point	7	6	46	74	\$215,000	\$188,500	-12.3%	\$237,500	N/A
White City	6	3	29	69	\$199,500	N/A	N/A	N/A	N/A
Eagle Point	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	7	2	47	N/A	\$164,000	N/A	N/A	N/A	N/A
URBAN TOTALS	63	29	62	72	\$210,000	\$190,000	-9.5%	\$212,500	\$215,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - January 1, 2019 through March 31, 2019

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Mar 31							Jan 1 - Mar 31				Jan 1 - Mar 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	49	100.0%	0	0.0%	0	0.0%	49	89	N/A	N/A	89	\$480,000	N/A	N/A	\$480,000
Talent	10	90.9%	1	9.1%	0	0.0%	11	43	N/A	N/A	75	\$262,500	N/A	N/A	\$260,000
Phoenix	15	100.0%	0	0.0%	0	0.0%	15	52	N/A	N/A	52	\$299,900	N/A	N/A	\$299,900
Jacksonville	5	83.3%	1	16.7%	0	0.0%	6	118	N/A	N/A	105	\$495,000	N/A	N/A	\$523,125
Northwest Medford	21	100.0%	0	0.0%	0	0.0%	21	31	N/A	N/A	31	\$236,000	N/A	N/A	\$236,000
West Medford	33	82.5%	7	17.5%	0	0.0%	40	49	36	N/A	47	\$205,000	\$161,000	N/A	\$200,000
Southwest Medford	20	87.0%	2	8.7%	1	4.3%	23	39	N/A	N/A	40	\$246,500	N/A	N/A	\$240,000
East Medford	164	98.2%	3	1.8%	0	0.0%	167	53	N/A	N/A	54	\$305,750	N/A	N/A	\$302,600
Central Point	50	89.3%	6	10.7%	0	0.0%	56	34	74	N/A	38	\$269,500	\$188,500	N/A	\$261,000
White City	22	88.0%	2	8.0%	1	4.0%	25	34	N/A	N/A	38	\$229,450	N/A	N/A	\$227,000
Eagle Point	30	93.8%	2	6.3%	0	0.0%	32	55	N/A	N/A	55	\$263,500	N/A	N/A	\$263,500
Shady Cove / Trail	12	92.3%	1	7.7%	0	0.0%	13	45	N/A	N/A	46	\$274,500	N/A	N/A	\$268,000
Gold Hill & Rogue River	22	91.7%	2	8.3%	0	0.0%	24	33	N/A	N/A	34	\$226,250	N/A	N/A	\$220,000
URBAN TOTALS	453	94.0%	27	5.6%	2	0.4%	482	51	70	N/A	53	\$278,000	\$187,000	N/A	\$270,000

ALL HOMES ON MARKET (including rural) - 03/31/19

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	204	97.1%	6	2.9%	0	0.0%	210
Talent	34	100.0%	0	0.0%	0	0.0%	34
Phoenix	29	100.0%	0	0.0%	0	0.0%	29
Jacksonville	51	100.0%	0	0.0%	0	0.0%	51
Northwest Medford	14	100.0%	0	0.0%	0	0.0%	14
West Medford	26	92.9%	2	7.1%	0	0.0%	28
Southwest Medford	46	93.9%	3	6.1%	0	0.0%	49
East Medford	206	97.6%	4	1.9%	1	0.5%	211
Central Point	79	94.0%	4	4.8%	1	1.2%	84
White City	16	84.2%	2	10.5%	1	5.3%	19
Eagle Point	87	96.7%	3	3.3%	0	0.0%	90
Shady Cove / Trail	38	95.0%	1	2.5%	1	2.5%	40
Gold Hill & Rogue River	83	97.6%	2	2.4%	0	0.0%	85
Other Areas	85	98.8%	1	1.2%	0	0.0%	86
COUNTY TOTALS	998	96.9%	28	2.7%	4	0.4%	1030

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.

©2019 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.