



JACKSON CO EXISTING HOME SALES - November 1, 2016 through January 31, 2017											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2016 vs Jan 2017	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	73	82	69	51	\$245,000	\$371,113	\$395,000	61.2%	6.4%	\$402,500	\$368,500
Talent	15	14	47	35	\$145,000	\$246,000	\$301,750	108.1%	22.7%	N/A	N/A
Phoenix	14	8	45	34	\$119,500	\$226,500	\$278,750	133.3%	23.1%	\$175,500	N/A
Jacksonville	7	9	87	33	\$260,750	\$445,000	\$365,000	40.0%	-18.0%	\$426,500	N/A
Northwest Medford	25	31	39	22	\$107,600	\$185,000	\$192,000	78.4%	3.8%	\$168,750	\$205,000
West Medford	64	62	31	34	\$88,000	\$153,000	\$174,000	97.7%	13.7%	\$125,750	\$177,000
Southwest Medford	34	33	20	31	\$137,000	\$218,000	\$220,000	60.6%	0.9%	\$200,000	\$197,500
East Medford	158	186	51	48	\$169,450	\$254,550	\$273,400	61.3%	7.4%	\$271,000	\$275,088
Central Point	57	72	36	38	\$132,500	\$217,400	\$229,500	73.2%	5.6%	\$192,900	\$239,900
White City	30	25	23	32	\$104,429	\$161,700	\$192,000	83.9%	18.7%	\$167,200	\$193,000
Eagle Point	43	49	60	35	\$184,500	\$232,000	\$262,100	42.1%	13.0%	\$224,000	\$262,500
Shady Cove / Trail	8	8	62	69	\$95,500	\$182,500	\$183,750	92.4%	0.7%	N/A	\$163,500
Gold Hill & Rogue River	16	21	80	45	\$85,000	\$158,000	\$162,000	90.6%	2.5%	N/A	\$161,750
URBAN TOTALS	544	600	47	41	\$144,000	\$227,950	\$246,950	71.5%	8.3%	\$230,000	\$249,900

JACKSON CO NEW HOME SALES - November 1, 2016 through January 31, 2017											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2016 vs Jan 2017	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	6	150	17	N/A	\$385,000	\$470,250	N/A	22.1%	N/A	N/A
Talent	2	1	N/A	N/A	N/A	N/A	N/A	N/A	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	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	0	40	N/A	N/A	\$246,091	N/A	N/A	N/A	N/A	N/A
West Medford	2	3	N/A	41	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	6	4	53	51	\$182,700	\$237,250	\$237,900	30.2%	0.3%	N/A	N/A
East Medford	24	24	56	82	\$289,900	\$327,080	\$356,000	22.8%	8.8%	\$328,450	\$314,950
Central Point	8	5	20	5	N/A	\$282,400	\$321,280	N/A	13.8%	N/A	N/A
White City	10	3	13	38	\$142,700	\$196,500	N/A	N/A	N/A	N/A	N/A
Eagle Point	12	10	89	61	N/A	\$273,750	\$273,500	N/A	-0.1%	N/A	N/A
Shady Cove / Trail	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	4	40	10	N/A	\$197,500	\$218,900	N/A	10.8%	N/A	N/A
URBAN TOTALS	79	61	56	54	\$174,900	\$274,465	\$321,280	83.7%	17.1%	\$284,900	\$257,500

JACKSON CO RURAL HOME SALES - November 1, 2016 through January 31, 2017											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jan 2016 vs Jan 2017	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# 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	61	60	73	70	\$180,000	\$255,000	\$305,950	70.0%	20.0%	\$280,000	\$299,000
5 - 10 Acres	36	41	87	67	\$210,000	\$450,350	\$372,000	77.1%	-17.4%	\$410,000	\$357,000
Over 10 Acres	36	44	143	123	\$282,000	\$425,000	\$499,000	77.0%	17.4%	\$470,000	\$502,975
RURAL TOTALS	133	145	95	85	\$204,500	\$315,000	\$375,000	83.4%	19.0%	\$351,000	\$370,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 01/31/16	Active 01/31/17	% Change
Ashland	121	125	3.3%
Talent	10	12	20.0%
Phoenix	11	6	-45.5%
Jacksonville	36	29	-19.4%
Northwest Medford	15	6	-60.0%
West Medford	57	38	-33.3%
Southwest Medford	24	30	25.0%
East Medford	209	142	-32.1%
Central Point	86	57	-33.7%
White City	18	14	-22.2%
Eagle Point	72	51	-29.2%
Shady Cove / Trail	31	29	-6.5%
Gold Hill & Rogue River	67	71	6.0%
Other Areas	49	50	2.0%
COUNTY TOTALS	806	660	-18.1%

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 - November 1, 2016 through January 31, 2017									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2016 vs Jan 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2016	Median \$ 2017	1-year % Change	Median \$	Median \$
Ashland	3	0	37	N/A	N/A	N/A	N/A	N/A	N/A
Talent	2	2	N/A	N/A	N/A	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	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	3	3	35	14	N/A	N/A	N/A	N/A	N/A
West Medford	18	10	24	18	\$131,250	\$153,750	17.1%	\$81,250	N/A
Southwest Medford	4	5	30	33	\$192,450	\$170,000	-11.7%	N/A	N/A
East Medford	13	16	57	42	\$200,000	\$175,000	-12.5%	N/A	\$175,000
Central Point	8	6	36	29	\$213,075	\$162,049	-23.9%	N/A	N/A
White City	6	2	42	N/A	\$108,000	N/A	N/A	N/A	N/A
Eagle Point	2	5	N/A	61	N/A	\$260,000	N/A	N/A	N/A
Shady Cove / Trail	3	1	40	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	5	4	72	74	\$95,000	\$165,875	74.6%	N/A	N/A
URBAN TOTALS	69	54	42	36	\$168,000	\$170,000	1.2%	\$161,700	\$161,375

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2016 through January 31, 2017															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	82	100.0%	0	0.0%	0	0.0%	82	51	N/A	N/A	51	\$395,000	N/A	N/A	\$395,000
Talent	12	85.7%	2	14.3%	0	0.0%	14	38	N/A	N/A	35	\$301,750	N/A	N/A	\$301,750
Phoenix	8	100.0%	0	0.0%	0	0.0%	8	34	N/A	N/A	34	\$278,750	N/A	N/A	\$278,750
Jacksonville	9	100.0%	0	0.0%	0	0.0%	9	33	N/A	N/A	33	\$365,000	N/A	N/A	\$365,000
Northwest Medford	28	90.3%	3	9.7%	0	0.0%	31	23	N/A	N/A	22	\$193,950	N/A	N/A	\$192,000
West Medford	52	83.9%	10	16.1%	0	0.0%	62	37	18	N/A	34	\$175,000	\$153,750	N/A	\$174,000
Southwest Medford	28	84.8%	2	6.1%	3	9.1%	33	30	N/A	N/A	31	\$225,500	N/A	N/A	\$220,000
East Medford	170	91.4%	12	6.5%	4	2.2%	186	49	48	24	48	\$276,750	\$172,698	\$221,000	\$273,400
Central Point	66	91.7%	6	8.3%	0	0.0%	72	39	29	N/A	38	\$233,500	\$162,049	N/A	\$229,500
White City	23	92.0%	2	8.0%	0	0.0%	25	33	N/A	N/A	32	\$192,000	N/A	N/A	\$192,000
Eagle Point	44	89.8%	4	8.2%	1	2.0%	49	32	36	N/A	35	\$268,700	\$226,350	N/A	\$262,100
Shady Cove / Trail	7	87.5%	1	12.5%	0	0.0%	8	78	N/A	N/A	69	\$192,500	N/A	N/A	\$183,750
Gold Hill & Rogue River	17	81.0%	4	19.0%	0	0.0%	21	38	74	N/A	45	\$162,000	\$165,875	N/A	\$162,000
URBAN TOTALS	546	91.0%	46	7.7%	8	1.3%	600	42	33	51	41	\$255,500	\$162,424	\$221,000	\$246,950

ALL HOMES ON MARKET (including rural) - 01/31/17							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	124	99.2%	1	0.8%	0	0.0%	125
Talent	12	100.0%	0	0.0%	0	0.0%	12
Phoenix	6	100.0%	0	0.0%	0	0.0%	6
Jacksonville	28	96.6%	1	3.4%	0	0.0%	29
Northwest Medford	5	83.3%	1	16.7%	0	0.0%	6
West Medford	35	92.1%	3	7.9%	0	0.0%	38
Southwest Medford	27	90.0%	3	10.0%	0	0.0%	30
East Medford	137	96.5%	4	2.8%	1	0.7%	142
Central Point	56	98.2%	1	1.8%	0	0.0%	57
White City	13	92.9%	0	0.0%	1	7.1%	14
Eagle Point	50	98.0%	1	2.0%	0	0.0%	51
Shady Cove / Trail	27	93.1%	2	6.9%	0	0.0%	29
Gold Hill & Rogue River	69	97.2%	2	2.8%	0	0.0%	71
Other Areas	46	92.0%	4	8.0%	0	0.0%	50
COUNTY TOTALS	635	96.2%	23	3.5%	2	0.3%	660

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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