



JACKSON CO EXISTING HOME SALES - March 1, 2017 through May 31, 2017											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2016 vs May 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	67	72	44	52	\$280,000	\$380,448	\$430,000	53.6%	13.0%	\$390,000	\$410,000
Talent	22	15	19	29	\$157,500	\$276,750	\$289,500	83.8%	4.6%	\$279,250	\$268,000
Phoenix	14	14	34	16	\$152,250	\$224,950	\$238,500	56.7%	6.0%	N/A	\$240,750
Jacksonville	17	17	69	86	\$316,000	\$375,000	\$328,000	3.8%	-12.5%	\$358,500	\$366,100
Northwest Medford	20	25	40	16	\$93,450	\$198,700	\$224,000	139.7%	12.7%	\$197,500	\$221,000
West Medford	55	60	42	24	\$70,000	\$170,900	\$171,250	144.6%	0.2%	\$179,500	\$168,750
Southwest Medford	44	43	35	29	\$139,900	\$223,500	\$243,000	73.7%	8.7%	\$227,500	\$248,000
East Medford	233	186	50	37	\$175,000	\$249,900	\$286,000	63.4%	14.4%	\$249,950	\$280,000
Central Point	104	91	37	25	\$137,000	\$214,950	\$246,000	79.6%	14.4%	\$217,500	\$247,000
White City	36	25	33	17	\$104,500	\$166,500	\$191,500	83.3%	15.0%	\$167,000	\$193,250
Eagle Point	46	57	46	26	\$188,700	\$234,500	\$258,500	37.0%	10.2%	\$230,000	\$240,000
Shady Cove / Trail	7	14	49	83	\$145,000	\$179,000	\$227,500	56.9%	27.1%	N/A	\$230,000
Gold Hill & Rogue River	17	18	42	48	\$92,500	\$178,000	\$189,950	105.4%	6.7%	\$184,250	\$212,500
URBAN TOTALS	682	637	43	35	\$155,000	\$233,500	\$258,500	66.8%	10.7%	\$248,950	\$260,000

JACKSON CO NEW HOME SALES - March 1, 2017 through May 31, 2017											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2016 vs May 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2012	Median \$ 2016	Median \$ 2017	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	8	70	155	N/A	\$529,500	\$465,250	N/A	-12.1%	N/A	N/A
Talent	1	3	N/A	57	N/A	N/A	N/A	N/A	N/A	N/A	\$339,000
Phoenix	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	3	1	0	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	4	2	33	27	N/A	\$230,000	\$239,900	N/A	4.3%	N/A	N/A
Southwest Medford	5	6	49	62	\$184,500	\$249,900	\$279,950	51.7%	12.0%	N/A	N/A
East Medford	40	34	85	79	\$296,450	\$355,897	\$363,500	22.6%	2.1%	\$389,000	\$419,949
Central Point	9	11	79	63	\$199,900	\$236,900	\$287,000	43.6%	21.1%	N/A	\$272,500
White City	7	5	19	1	\$147,250	\$206,000	\$249,900	69.7%	21.3%	N/A	N/A
Eagle Point	10	11	70	15	N/A	\$259,950	\$279,900	N/A	7.7%	N/A	\$281,543
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	6	6	74	34	N/A	\$202,150	\$217,500	N/A	7.6%	N/A	N/A
URBAN TOTALS	92	88	74	66	\$189,500	\$270,445	\$311,995	64.6%	15.4%	\$329,924	\$339,000

JACKSON CO RURAL HOME SALES - March 1, 2017 through May 31, 2017											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2016 vs May 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	91	73	66	63	\$175,000	\$268,000	\$302,021	72.6%	12.7%	\$256,000	\$315,000
5 - 10 Acres	40	43	117	129	\$225,000	\$325,000	\$360,000	60.0%	10.8%	\$391,500	\$450,000
Over 10 Acres	37	47	102	69	\$350,000	\$480,000	\$530,000	51.4%	10.4%	\$480,000	\$503,000
RURAL TOTALS	168	161	86	79	\$210,000	\$320,000	\$390,000	85.7%	21.9%	\$335,000	\$440,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 05/31/16	Active 05/31/17	% Change
Ashland	171	160	-6.4%
Talent	21	16	-23.8%
Phoenix	12	13	8.3%
Jacksonville	46	46	0.0%
Northwest Medford	12	11	-8.3%
West Medford	45	41	-8.9%
Southwest Medford	43	37	-14.0%
East Medford	211	175	-17.1%
Central Point	90	67	-25.6%
White City	30	15	-50.0%
Eagle Point	74	83	12.2%
Shady Cove / Trail	53	43	-18.9%
Gold Hill & Rogue River	83	88	6.0%
Other Areas	39	70	79.5%
COUNTY TOTALS	930	865	-7.0%

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 - March 1, 2017 through May 31, 2017									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2016 vs May 2017	
	# Sold 2016	# Sold 2017	Average 2016	Average 2017	Median \$ 2016	Median \$ 2017	1-year % Change	Median \$	Median \$
Ashland	4	1	62	N/A	\$302,000	N/A	N/A	N/A	N/A
Talent	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	5	1	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	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	9	8	44	39	\$90,000	\$109,750	21.9%	N/A	N/A
Southwest Medford	5	2	33	N/A	\$168,575	N/A	N/A	N/A	N/A
East Medford	15	10	49	50	\$195,000	\$220,000	12.8%	N/A	\$202,000
Central Point	8	2	28	N/A	\$167,500	N/A	N/A	N/A	N/A
White City	6	1	19	N/A	\$162,000	N/A	N/A	N/A	N/A
Eagle Point	10	5	72	51	\$225,000	\$250,000	11.1%	\$266,725	\$294,000
Shady Cove / Trail	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	2	21	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	70	34	45	44	\$166,788	\$175,450	5.2%	\$215,000	\$186,250

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2017 through May 31, 2017															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Mar 1 - May 31							Mar 1 - May 31				Mar 1 - May 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	71	98.6%	0	0.0%	1	1.4%	72	51	N/A	N/A	52	\$430,000	N/A	N/A	\$430,000
Talent	15	100.0%	0	0.0%	0	0.0%	15	29	N/A	N/A	29	\$289,500	N/A	N/A	\$289,500
Phoenix	13	92.9%	1	7.1%	0	0.0%	14	15	N/A	N/A	16	\$242,000	N/A	N/A	\$238,500
Jacksonville	17	100.0%	0	0.0%	0	0.0%	17	86	N/A	N/A	86	\$328,000	N/A	N/A	\$328,000
Northwest Medford	23	92.0%	2	8.0%	0	0.0%	25	14	N/A	N/A	16	\$225,000	N/A	N/A	\$224,000
West Medford	52	86.7%	8	13.3%	0	0.0%	60	22	39	N/A	24	\$175,000	\$109,750	N/A	\$171,250
Southwest Medford	41	95.3%	1	2.3%	1	2.3%	43	29	N/A	N/A	29	\$244,400	N/A	N/A	\$243,000
East Medford	176	94.6%	7	3.8%	3	1.6%	186	36	48	N/A	37	\$291,400	\$233,625	N/A	\$286,000
Central Point	89	97.8%	1	1.1%	1	1.1%	91	25	N/A	N/A	25	\$248,000	N/A	N/A	\$246,000
White City	24	96.0%	1	4.0%	0	0.0%	25	16	N/A	N/A	17	\$193,250	N/A	N/A	\$191,500
Eagle Point	52	91.2%	5	8.8%	0	0.0%	57	24	51	N/A	26	\$259,200	\$250,000	N/A	\$258,500
Shady Cove / Trail	14	100.0%	0	0.0%	0	0.0%	14	83	N/A	N/A	83	\$227,500	N/A	N/A	\$227,500
Gold Hill & Rogue River	16	88.9%	2	11.1%	0	0.0%	18	47	N/A	N/A	48	\$200,000	N/A	N/A	\$189,950
URBAN TOTALS	603	94.7%	28	4.4%	6	0.9%	637	34	41	55	35	\$260,000	\$163,050	\$195,000	\$258,500

ALL HOMES ON MARKET (including rural) - 05/31/17							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	158	98.8%	2	1.3%	0	0.0%	160
Talent	16	100.0%	0	0.0%	0	0.0%	16
Phoenix	13	100.0%	0	0.0%	0	0.0%	13
Jacksonville	46	100.0%	0	0.0%	0	0.0%	46
Northwest Medford	10	90.9%	1	9.1%	0	0.0%	11
West Medford	40	97.6%	1	2.4%	0	0.0%	41
Southwest Medford	35	94.6%	2	5.4%	0	0.0%	37
East Medford	170	97.1%	4	2.3%	1	0.6%	175
Central Point	65	97.0%	2	3.0%	0	0.0%	67
White City	11	73.3%	2	13.3%	2	13.3%	15
Eagle Point	81	97.6%	2	2.4%	0	0.0%	83
Shady Cove / Trail	41	95.3%	2	4.7%	0	0.0%	43
Gold Hill & Rogue River	80	90.9%	8	9.1%	0	0.0%	88
Other Areas	69	98.6%	1	1.4%	0	0.0%	70
COUNTY TOTALS	835	96.5%	27	3.1%	3	0.3%	865

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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