



JACKSON CO EXISTING URBAN HOME SALES - June 1, 2020 through August 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2019 vs Aug 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	111	127	86	70	\$365,000	\$479,000	\$479,000	31.2%	0.0%	\$459,000	\$523,000
Talent	22	20	38	60	\$240,000	\$313,000	\$314,000	30.8%	0.3%	\$334,500	\$368,610
Phoenix	15	20	40	51	\$232,875	\$263,500	\$328,000	40.8%	24.5%	\$263,500	\$325,000
Jacksonville	16	32	105	99	\$298,000	\$435,000	\$449,500	50.8%	3.3%	\$452,500	\$476,604
Northwest Medford	33	28	30	17	\$182,000	\$253,000	\$282,500	55.2%	11.7%	\$237,500	\$272,000
West Medford	55	59	24	32	\$150,000	\$225,000	\$240,000	60.0%	6.7%	\$259,000	\$208,250
Southwest Medford	46	49	29	33	\$203,900	\$277,250	\$310,000	52.0%	11.8%	\$274,950	\$307,000
East Medford	264	246	37	40	\$250,000	\$320,000	\$340,000	36.0%	6.3%	\$328,000	\$350,000
Central Point	89	103	27	27	\$217,900	\$257,900	\$299,900	37.6%	16.3%	\$275,750	\$285,000
White City	33	35	23	11	\$162,000	\$239,900	\$260,000	60.5%	8.4%	\$243,450	\$269,000
Eagle Point	60	63	62	35	\$239,000	\$332,450	\$345,000	44.4%	3.8%	\$327,500	\$335,500
Shady Cove	17	17	46	55	\$260,000	\$315,000	\$338,500	30.2%	7.5%	\$300,000	0
Gold Hill & Rogue River	25	16	47	53	\$185,750	\$253,200	\$248,750	33.9%	-1.8%	\$292,500	\$248,750
URBAN TOTALS	786	815	44	43	\$236,750	\$300,000	\$325,000	37.3%	8.3%	\$308,000	\$335,000

JACKSON CO NEW URBAN HOME SALES - June 1, 2020 through August 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2019 vs Aug 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	12	8	150	254	\$366,450	\$557,450	\$586,000	59.9%	5.1%	\$450,000	\$612,556
Talent	3	3	213	242	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	5	N/A	88	\$323,500	N/A	\$685,000	111.7%	N/A	N/A	N/A
Northwest Medford	0	1	N/A	N/A	\$215,043	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	6	N/A	47	N/A	N/A	\$306,200	N/A	N/A	N/A	N/A
Southwest Medford	18	9	53	9	N/A	\$317,450	\$316,000	N/A	-0.5%	\$331,842	N/A
East Medford	35	43	94	48	\$349,000	\$394,900	\$434,900	24.6%	10.1%	\$379,000	\$438,450
Central Point	3	7	109	113	\$259,900	N/A	\$355,875	36.9%	N/A	N/A	\$365,438
White City	6	7	54	89	\$189,900	\$239,950	\$214,900	13.2%	-10.4%	N/A	N/A
Eagle Point	15	12	67	22	\$277,000	\$273,990	\$380,000	37.2%	38.7%	\$349,900	\$377,700
Shady Cove	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	1	N/A	N/A	\$186,500	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	95	102	92	72	\$298,000	\$349,900	\$394,324	32.3%	12.7%	\$373,805	\$419,900

JACKSON CO RURAL HOME SALES - June 1, 2020 through August 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2019 vs Aug 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	123	120	67	61	\$361,000	\$408,000	\$439,950	21.9%	7.8%	\$444,500	\$507,000
5 - 10 Acres	43	49	98	80	\$350,500	\$532,000	\$520,000	48.4%	-2.3%	\$550,000	\$535,000
Over 10 Acres	36	56	101	106	\$512,000	\$540,250	\$669,638	30.8%	23.9%	\$553,750	\$685,000
RURAL TOTALS	202	225	80	77	\$375,000	\$460,888	\$510,000	36.0%	10.7%	\$500,000	\$535,000

RESIDENTIAL INVENTORY			
Area	Active As Of 08/31/19	Active As Of 08/31/20	% Change
Ashland	140	75	-46.4%
Talent	26	9	-65.4%
Phoenix	17	4	-76.5%
Jacksonville	36	9	-75.0%
Northwest Medford	15	5	-66.7%
West Medford	43	17	-60.5%
Southwest Medford	25	10	-60.0%
East Medford	212	92	-56.6%
Central Point	55	20	-63.6%
White City	18	10	-44.4%
Eagle Point	48	21	-56.3%
Shady Cove	19	13	-31.6%
Gold Hill & Rogue River	4	2	-50.0%
Rural	378	179	-52.6%
JACKSON COUNTY TOTALS	1036	466	-55.0%

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 - June 1, 2020 through August 31, 2020

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2019 vs Aug 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Ashland	3	3	380	81	N/A	N/A	N/A	N/A	N/A
Talent	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	1	1	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	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	4	1	43	N/A	\$164,500	N/A	N/A	N/A	N/A
Southwest Medford	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	8	3	61	42	\$273,950	N/A	N/A	\$402,100	N/A
Central Point	4	3	9	104	\$190,800	N/A	N/A	N/A	N/A
White City	3	1	59	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	3	2	78	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	28	18	83	69	\$192,750	\$215,500	11.8%	\$186,600	\$213,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2020 through August 31, 2020

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jun 1 - Aug 31							Jun 1 - Aug 31				Jun 1 - Aug 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	124	97.6%	2	1.6%	1	0.8%	127	69	N/A	N/A	70	\$482,500	N/A	N/A	\$479,000
Talent	20	100.0%	0	0.0%	0	0.0%	20	60	N/A	N/A	60	\$314,000	N/A	N/A	\$314,000
Phoenix	19	95.0%	1	5.0%	0	0.0%	20	53	N/A	N/A	51	\$335,000	N/A	N/A	\$328,000
Jacksonville	32	100.0%	0	0.0%	0	0.0%	32	99	N/A	N/A	99	\$449,500	N/A	N/A	\$449,500
Northwest Medford	28	100.0%	0	0.0%	0	0.0%	28	17	N/A	N/A	17	\$282,500	N/A	N/A	\$282,500
West Medford	58	98.3%	1	1.7%	0	0.0%	59	32	N/A	N/A	32	\$240,750	N/A	N/A	\$240,000
Southwest Medford	48	98.0%	1	2.0%	0	0.0%	49	33	N/A	N/A	33	\$312,000	N/A	N/A	\$310,000
East Medford	243	98.8%	3	1.2%	0	0.0%	246	40	N/A	N/A	40	\$340,000	N/A	N/A	\$340,000
Central Point	100	97.1%	3	2.9%	0	0.0%	103	25	N/A	N/A	27	\$300,000	N/A	N/A	\$299,900
White City	34	97.1%	1	2.9%	0	0.0%	35	9	N/A	N/A	11	\$262,450	N/A	N/A	\$260,000
Eagle Point	61	96.8%	1	1.6%	1	1.6%	63	33	N/A	N/A	35	\$347,500	N/A	N/A	\$345,000
Shady Cove	15	88.2%	2	11.8%	0	0.0%	17	46	N/A	N/A	55	\$359,000	N/A	N/A	\$338,500
Gold Hill & Rogue River	15	93.8%	1	6.3%	0	0.0%	16	55	N/A	N/A	53	\$247,500	N/A	N/A	\$248,750
URBAN TOTALS	797	97.8%	16	2.0%	2	0.2%	815	43	68	N/A	43	\$327,800	\$215,500	N/A	\$325,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 08/31/20

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	75	100.0%	0	0.0%	0	0.0%	75
Talent	9	100.0%	0	0.0%	0	0.0%	9
Phoenix	4	100.0%	0	0.0%	0	0.0%	4
Jacksonville	9	100.0%	0	0.0%	0	0.0%	9
Northwest Medford	5	100.0%	0	0.0%	0	0.0%	5
West Medford	17	100.0%	0	0.0%	0	0.0%	17
Southwest Medford	10	100.0%	0	0.0%	0	0.0%	10
East Medford	89	96.7%	0	0.0%	3	3.3%	92
Central Point	20	100.0%	0	0.0%	0	0.0%	20
White City	10	100.0%	0	0.0%	0	0.0%	10
Eagle Point	21	100.0%	0	0.0%	0	0.0%	21
Shady Cove	13	100.0%	0	0.0%	0	0.0%	13
Gold Hill & Rogue River	2	100.0%	0	0.0%	0	0.0%	2
Rural	176	98.3%	3	1.7%	0	0.0%	179
COUNTY TOTALS	460	98.7%	3	0.6%	3	0.6%	466

REO/Short sales and inventories are not foreclosure rates.

"Standard" 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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