



JACKSON CO EXISTING URBAN HOME SALES - November 1, 2021 through January 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2021 vs Jan 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	107	113	53	47	\$399,000	\$498,000	\$549,900	37.8%	10.4%	\$477,725	\$515,000
Talent	16	19	34	30	\$320,000	\$396,500	\$405,000	26.6%	2.1%	N/A	N/A
Phoenix	12	9	23	24	\$278,750	\$312,500	\$415,000	48.9%	32.8%	\$305,000	N/A
Jacksonville	15	12	54	33	\$370,000	\$489,500	\$673,000	81.9%	37.5%	\$439,750	N/A
Northwest Medford	26	33	14	17	\$192,000	\$291,000	\$335,000	74.5%	15.1%	\$307,000	\$315,000
West Medford	49	64	21	30	\$175,000	\$255,900	\$285,000	62.9%	11.4%	\$244,500	\$285,000
Southwest Medford	49	40	18	28	\$231,000	\$320,000	\$375,000	62.3%	17.2%	\$322,500	\$392,550
East Medford	194	226	32	30	\$280,500	\$355,000	\$400,000	42.6%	12.7%	\$363,500	\$400,000
Central Point	61	79	16	18	\$233,500	\$344,500	\$355,000	52.0%	3.0%	\$348,000	\$353,000
White City	32	27	20	17	\$193,500	\$267,250	\$321,000	65.9%	20.1%	\$272,500	\$316,350
Eagle Point	44	46	20	28	\$268,500	\$360,000	\$410,000	52.7%	13.9%	\$315,500	\$445,000
Shady Cove	14	17	73	49	\$212,250	\$348,500	\$380,000	79.0%	9.0%	N/A	N/A
Gold Hill & Rogue River	20	16	35	55	\$176,125	\$324,020	\$310,000	76.0%	-4.3%	\$333,520	\$326,250
URBAN TOTALS	639	701	31	31	\$256,577	\$345,000	\$390,000	52.0%	13.0%	\$349,550	\$374,750

JACKSON CO NEW URBAN HOME SALES - November 1, 2021 through January 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2021 vs Jan 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	5	N/A	54	\$428,000	N/A	\$420,000	-1.9%	N/A	N/A	N/A
Talent	1	7	N/A	16	N/A	N/A	\$435,000	N/A	N/A	N/A	\$412,000
Phoenix	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	7	N/A	5	N/A	N/A	\$349,900	N/A	N/A	N/A	N/A
West Medford	3	1	31	N/A	\$235,450	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	7	33	68	N/A	\$352,450	\$380,000	N/A	7.8%	N/A	N/A
East Medford	27	28	43	18	\$356,000	\$428,500	\$502,500	41.2%	17.3%	\$435,000	\$484,789
Central Point	3	8	0	49	\$305,640	N/A	\$459,588	50.4%	N/A	N/A	N/A
White City	16	3	30	101	\$230,364	\$239,900	N/A	N/A	N/A	N/A	N/A
Eagle Point	6	13	56	29	\$273,500	\$415,750	\$423,000	54.7%	1.7%	N/A	N/A
Shady Cove	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	0	N/A	N/A	\$218,900	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	63	81	38	31	\$321,280	\$369,900	\$440,000	37.0%	19.0%	\$425,750	\$435,000

JACKSON CO RURAL HOME SALES - November 1, 2021 through January 31, 2022

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2021 vs Jan 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	95	108	68	37	\$325,000	\$496,500	\$550,000	69.2%	10.8%	\$514,950	\$549,000
5 - 10 Acres	36	53	63	53	\$390,000	\$568,688	\$600,000	53.8%	5.5%	\$556,188	\$590,000
Over 10 Acres	44	22	143	60	\$520,000	\$639,000	\$801,250	54.1%	25.4%	\$667,000	\$850,000
RURAL TOTALS	175	183	86	44	\$389,000	\$575,000	\$580,000	49.1%	0.9%	\$550,000	\$570,500

RESIDENTIAL INVENTORY

Area	Active As Of 01/31/21	Active As Of 01/31/22	% Change
Ashland	47	51	8.5%
Talent	3	9	200.0%
Phoenix	1	5	400.0%
Jacksonville	14	6	-57.1%
Northwest Medford	7	2	-71.4%
West Medford	19	15	-21.1%
Southwest Medford	14	10	-28.6%
East Medford	53	53	0.0%
Central Point	10	16	60.0%
White City	5	4	-20.0%
Eagle Point	9	25	177.8%
Shady Cove	7	14	100.0%
Gold Hill & Rogue River	3	0	0.0%
Rural	106	127	19.8%
JACKSON COUNTY TOTALS	298	337	13.1%

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, 2021 through January 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2021 vs Jan 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2021	Median \$ 2022	1-year % Change	Median \$	Median \$
Ashland	1	0	N/A	N/A	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	0	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	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Central Point	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	4	4	65	41	\$276,500	\$325,675	17.8%	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2021 through January 31, 2022

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	113	100.0%	0	0.0%	0	0.0%	113	47	N/A	N/A	47	\$549,900	N/A	N/A	\$549,900
Talent	19	100.0%	0	0.0%	0	0.0%	19	30	N/A	N/A	30	\$405,000	N/A	N/A	\$405,000
Phoenix	9	100.0%	0	0.0%	0	0.0%	9	24	N/A	N/A	24	\$415,000	N/A	N/A	\$415,000
Jacksonville	12	100.0%	0	0.0%	0	0.0%	12	33	N/A	N/A	33	\$673,000	N/A	N/A	\$673,000
Northwest Medford	33	100.0%	0	0.0%	0	0.0%	33	17	N/A	N/A	17	\$335,000	N/A	N/A	\$335,000
West Medford	63	98.4%	1	1.6%	0	0.0%	64	29	N/A	N/A	30	\$285,000	N/A	N/A	\$285,000
Southwest Medford	40	100.0%	0	0.0%	0	0.0%	40	28	N/A	N/A	28	\$375,000	N/A	N/A	\$375,000
East Medford	226	100.0%	0	0.0%	0	0.0%	226	30	N/A	N/A	30	\$400,000	N/A	N/A	\$400,000
Central Point	78	98.7%	1	1.3%	0	0.0%	79	18	N/A	N/A	18	\$355,000	N/A	N/A	\$355,000
White City	26	96.3%	1	3.7%	0	0.0%	27	16	N/A	N/A	17	\$322,500	N/A	N/A	\$321,000
Eagle Point	45	97.8%	1	2.2%	0	0.0%	46	28	N/A	N/A	28	\$415,000	N/A	N/A	\$410,000
Shady Cove	17	100.0%	0	0.0%	0	0.0%	17	49	N/A	N/A	49	\$380,000	N/A	N/A	\$380,000
Gold Hill & Rogue River	16	100.0%	0	0.0%	0	0.0%	16	55	N/A	N/A	55	\$310,000	N/A	N/A	\$310,000
URBAN TOTALS	697	99.4%	4	0.6%	0	0.0%	701	31	41	N/A	31	\$390,000	\$325,675	N/A	\$390,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 01/31/22

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	51	100.0%	0	0.0%	0	0.0%	51
Talent	9	100.0%	0	0.0%	0	0.0%	9
Phoenix	5	100.0%	0	0.0%	0	0.0%	5
Jacksonville	6	100.0%	0	0.0%	0	0.0%	6
Northwest Medford	2	100.0%	0	0.0%	0	0.0%	2
West Medford	12	80.0%	1	6.7%	2	13.3%	15
Southwest Medford	10	100.0%	0	0.0%	0	0.0%	10
East Medford	53	100.0%	0	0.0%	0	0.0%	53
Central Point	15	93.8%	1	6.3%	0	0.0%	16
White City	4	100.0%	0	0.0%	0	0.0%	4
Eagle Point	24	96.0%	1	4.0%	0	0.0%	25
Shady Cove	14	100.0%	0	0.0%	0	0.0%	14
Gold Hill & Rogue River	0	0.0%	0	0.0%	0	0.0%	0
Rural	126	99.2%	1	0.8%	0	0.0%	127
COUNTY TOTALS	331	98.2%	4	1.2%	2	0.6%	337

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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