



JACKSON CO EXISTING URBAN HOME SALES - December 1, 2021 through February 28, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2021 vs Feb 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	75	112	53	49	\$415,000	\$497,500	\$521,824	25.7%	4.9%	\$520,000	\$525,000
Talent	14	12	22	26	\$310,000	\$396,500	\$485,000	56.5%	22.3%	\$377,495	N/A
Phoenix	14	7	12	19	\$279,072	\$307,500	\$410,000	46.9%	33.3%	\$286,000	N/A
Jacksonville	16	8	44	50	\$370,000	\$562,500	\$500,000	35.1%	-11.1%	\$545,000	N/A
Northwest Medford	23	22	10	34	\$179,900	\$299,250	\$338,000	87.9%	12.9%	\$332,000	\$399,000
West Medford	43	56	18	45	\$176,000	\$252,000	\$285,000	61.9%	13.1%	\$235,900	\$322,500
Southwest Medford	48	34	17	25	\$242,000	\$323,725	\$380,000	57.0%	17.4%	\$320,000	\$390,000
East Medford	200	206	29	34	\$283,000	\$382,500	\$408,000	44.2%	6.7%	\$415,000	\$435,000
Central Point	56	76	21	18	\$235,000	\$331,748	\$347,000	47.7%	4.6%	\$315,938	\$342,500
White City	26	18	16	16	\$193,000	\$276,250	\$330,000	71.0%	19.5%	\$275,000	\$353,500
Eagle Point	35	41	20	25	\$266,750	\$375,000	\$390,000	46.2%	4.0%	\$414,000	\$385,000
Shady Cove	11	13	36	56	\$217,250	\$299,900	\$362,500	66.9%	20.9%	\$230,000	N/A
Gold Hill & Rogue River	14	16	54	44	\$190,000	\$318,520	\$305,000	60.5%	-4.2%	N/A	\$294,950
URBAN TOTALS	575	621	28	35	\$250,000	\$345,000	\$395,000	58.0%	14.5%	\$337,000	\$405,000

JACKSON CO NEW URBAN HOME SALES - December 1, 2021 through February 28, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2021 vs Feb 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	4	N/A	36	\$600,036	N/A	\$530,016	-11.7%	N/A	N/A	N/A
Talent	1	8	N/A	15	N/A	N/A	\$427,000	N/A	N/A	N/A	N/A
Phoenix	0	1	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	5	N/A	7	N/A	N/A	\$349,900	N/A	N/A	N/A	N/A
West Medford	0	2	N/A	N/A	\$234,900	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	9	77	53	N/A	\$365,500	\$344,000	N/A	-5.9%	N/A	\$337,900
East Medford	27	36	34	17	\$357,200	\$429,000	\$502,500	40.7%	17.1%	\$435,690	\$535,200
Central Point	5	5	0	51	\$305,640	\$369,900	\$504,272	65.0%	36.3%	N/A	N/A
White City	14	4	50	76	N/A	\$239,900	\$244,400	N/A	1.9%	\$193,400	N/A
Eagle Point	9	13	51	53	\$274,250	\$416,500	\$415,000	51.3%	-0.4%	\$369,000	\$415,000
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	1	2	N/A	N/A	\$214,400	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	64	89	38	31	\$309,390	\$369,000	\$445,000	43.8%	20.6%	\$367,000	\$423,321

JACKSON CO RURAL HOME SALES - December 1, 2021 through February 28, 2022

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2021 vs Feb 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	78	96	68	53	\$305,000	\$526,250	\$579,750	90.1%	10.2%	\$495,000	\$640,000
5 - 10 Acres	31	37	71	62	\$390,000	\$612,000	\$624,500	60.1%	2.0%	\$692,500	\$802,000
Over 10 Acres	43	21	155	61	\$524,450	\$705,000	\$850,000	62.1%	20.6%	\$848,750	\$913,000
RURAL TOTALS	152	154	93	56	\$375,000	\$615,000	\$605,000	61.3%	-1.6%	\$650,000	\$717,500

RESIDENTIAL INVENTORY

Area	Active As Of 02/28/21	Active As Of 02/28/22	% Change
Ashland	55	54	-1.8%
Talent	3	15	400.0%
Phoenix	5	4	-20.0%
Jacksonville	11	8	-27.3%
Northwest Medford	1	1	0.0%
West Medford	21	9	-57.1%
Southwest Medford	21	15	-28.6%
East Medford	53	55	3.8%
Central Point	14	11	-21.4%
White City	10	8	-20.0%
Eagle Point	17	21	23.5%
Shady Cove	5	10	100.0%
Gold Hill & Rogue River	3	1	-66.7%
Rural	105	133	26.7%
JACKSON COUNTY TOTALS	324	345	6.5%

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 - December 1, 2021 through February 28, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28			Feb 2021 vs Feb 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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Central Point	2	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	7	4	49	41	\$424,000	\$325,675	-23.2%	\$429,500	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2021 through February 28, 2022

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 28							Dec 1 - Feb 28				Dec 1 - Feb 28			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	112	100.0%	0	0.0%	0	0.0%	112	49	N/A	N/A	49	\$521,824	N/A	N/A	\$521,824
Talent	12	100.0%	0	0.0%	0	0.0%	12	26	N/A	N/A	26	\$485,000	N/A	N/A	\$485,000
Phoenix	7	100.0%	0	0.0%	0	0.0%	7	19	N/A	N/A	19	\$410,000	N/A	N/A	\$410,000
Jacksonville	8	100.0%	0	0.0%	0	0.0%	8	50	N/A	N/A	50	\$500,000	N/A	N/A	\$500,000
Northwest Medford	22	100.0%	0	0.0%	0	0.0%	22	34	N/A	N/A	34	\$338,000	N/A	N/A	\$338,000
West Medford	55	98.2%	1	1.8%	0	0.0%	56	44	N/A	N/A	45	\$285,000	N/A	N/A	\$285,000
Southwest Medford	34	100.0%	0	0.0%	0	0.0%	34	25	N/A	N/A	25	\$380,000	N/A	N/A	\$380,000
East Medford	206	100.0%	0	0.0%	0	0.0%	206	34	N/A	N/A	34	\$408,000	N/A	N/A	\$408,000
Central Point	75	98.7%	1	1.3%	0	0.0%	76	18	N/A	N/A	18	\$349,000	N/A	N/A	\$347,000
White City	17	94.4%	1	5.6%	0	0.0%	18	16	N/A	N/A	16	\$330,000	N/A	N/A	\$330,000
Eagle Point	40	97.6%	1	2.4%	0	0.0%	41	25	N/A	N/A	25	\$392,500	N/A	N/A	\$390,000
Shady Cove	13	100.0%	0	0.0%	0	0.0%	13	56	N/A	N/A	56	\$362,500	N/A	N/A	\$362,500
Gold Hill & Rogue River	16	100.0%	0	0.0%	0	0.0%	16	44	N/A	N/A	44	\$305,000	N/A	N/A	\$305,000
URBAN TOTALS	617	99.4%	4	0.6%	0	0.0%	621	35	41	N/A	35	\$395,000	\$325,675	N/A	\$395,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 02/28/22

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	54	100.0%	0	0.0%	0	0.0%	54
Talent	15	100.0%	0	0.0%	0	0.0%	15
Phoenix	4	100.0%	0	0.0%	0	0.0%	4
Jacksonville	8	100.0%	0	0.0%	0	0.0%	8
Northwest Medford	1	100.0%	0	0.0%	0	0.0%	1
West Medford	8	88.9%	0	0.0%	1	11.1%	9
Southwest Medford	15	100.0%	0	0.0%	0	0.0%	15
East Medford	55	100.0%	0	0.0%	0	0.0%	55
Central Point	10	90.9%	1	9.1%	0	0.0%	11
White City	8	100.0%	0	0.0%	0	0.0%	8
Eagle Point	21	100.0%	0	0.0%	0	0.0%	21
Shady Cove	10	100.0%	0	0.0%	0	0.0%	10
Gold Hill & Rogue River	1	100.0%	0	0.0%	0	0.0%	1
Rural	132	99.2%	1	0.8%	0	0.0%	133
COUNTY TOTALS	342	99.1%	2	0.6%	1	0.3%	345

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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