



JACKSON CO EXISTING URBAN HOME SALES - March 1, 2021 through May 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2020 vs May 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	53	107	65	27	\$385,000	\$444,000	\$535,000	39.0%	20.5%	\$436,000	\$520,000
Talent	15	15	47	15	\$279,250	\$316,500	\$375,000	34.3%	18.5%	\$296,250	\$410,000
Phoenix	10	15	61	12	\$224,950	\$282,000	\$365,000	62.3%	29.4%	\$279,000	\$388,500
Jacksonville	20	20	58	32	\$419,000	\$491,500	\$562,500	34.2%	14.4%	\$468,850	\$615,000
Northwest Medford	21	24	26	6	\$193,700	\$274,900	\$327,845	69.3%	19.3%	\$176,000	\$337,500
West Medford	53	51	38	23	\$161,000	\$210,000	\$265,000	64.6%	26.2%	\$225,500	\$257,500
Southwest Medford	37	43	37	14	\$225,000	\$282,000	\$343,500	52.7%	21.8%	\$275,000	\$326,000
East Medford	180	203	44	21	\$264,450	\$325,500	\$410,000	55.0%	26.0%	\$325,700	\$387,500
Central Point	73	74	33	8	\$216,250	\$287,000	\$355,000	64.2%	23.7%	\$270,000	\$400,000
White City	25	40	29	6	\$166,500	\$252,000	\$295,000	77.2%	17.1%	\$247,450	\$275,000
Eagle Point	42	51	31	12	\$250,250	\$332,950	\$405,000	61.8%	21.6%	\$274,900	\$410,000
Shady Cove	8	12	42	54	\$179,000	\$251,750	\$354,550	98.1%	40.8%	N/A	N/A
Gold Hill & Rogue River	20	19	45	22	\$175,000	\$260,000	\$304,000	73.7%	16.9%	\$255,000	\$320,500
URBAN TOTALS	557	674	42	19	\$237,250	\$305,000	\$380,000	60.2%	24.6%	\$290,090	\$387,500

JACKSON CO NEW URBAN HOME SALES - March 1, 2021 through May 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2020 vs May 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	5	52	167	\$529,500	\$363,000	\$614,900	16.1%	69.4%	N/A	N/A
Talent	3	1	254	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	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	4	N/A	79	\$205,375	N/A	\$336,400	63.8%	N/A	N/A	N/A
West Medford	5	0	105	N/A	N/A	\$305,000	N/A	N/A	N/A	N/A	N/A
Southwest Medford	6	1	58	N/A	\$250,375	\$337,400	N/A	N/A	N/A	N/A	N/A
East Medford	45	31	50	22	\$358,897	\$397,900	\$445,000	24.0%	11.8%	\$420,445	\$442,238
Central Point	4	9	4	7	\$228,000	\$376,928	\$395,000	73.2%	4.8%	N/A	N/A
White City	12	16	47	12	\$205,500	\$260,000	\$237,000	15.3%	-8.8%	\$235,000	\$237,000
Eagle Point	8	11	33	44	\$259,950	\$379,625	\$430,475	65.6%	13.4%	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	1	N/A	N/A	\$202,150	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	90	80	56	46	\$266,950	\$361,750	\$415,801	55.8%	14.9%	\$351,900	\$415,000

JACKSON CO RURAL HOME SALES - March 1, 2021 through May 31, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2020 vs May 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	64	89	80	31	\$335,000	\$393,000	\$500,000	49.3%	27.2%	\$374,000	\$518,000
5 - 10 Acres	33	46	109	31	\$330,455	\$540,000	\$660,000	99.7%	22.2%	\$525,000	\$695,000
Over 10 Acres	27	41	126	84	\$550,000	\$525,000	\$780,000	41.8%	48.6%	\$800,000	\$798,750
RURAL TOTALS	124	176	98	43	\$378,250	\$475,000	\$587,500	55.3%	23.7%	\$550,000	\$582,000

RESIDENTIAL INVENTORY			
Area	Active As Of 05/31/20	Active As Of 05/31/21	% Change
Ashland	111	83	-25.2%
Talent	18	1	-94.4%
Phoenix	6	2	-66.7%
Jacksonville	20	7	-65.0%
Northwest Medford	11	10	-9.1%
West Medford	32	28	-12.5%
Southwest Medford	22	8	-63.6%
East Medford	135	54	-60.0%
Central Point	37	12	-67.6%
White City	13	2	-84.6%
Eagle Point	33	15	-54.5%
Shady Cove	15	10	-33.3%
Gold Hill & Rogue River	3	1	-66.7%
Rural	263	121	-54.0%
JACKSON COUNTY TOTALS	719	354	-50.8%

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, 2021 through May 31, 2021									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2020 vs May 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	3	0	120	N/A	N/A	N/A	N/A	N/A	N/A
Talent	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	1	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	3	1	132	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	5	1	96	N/A	\$233,500	N/A	N/A	N/A	N/A
Central Point	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	17	5	90	25	\$215,000	\$270,000	25.6%	\$199,250	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2021 through May 31, 2021															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Mar 1 - May 31							Mar 1 - May 31				Mar 1 - May 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	107	100.0%	0	0.0%	0	0.0%	107	27	N/A	N/A	27	\$535,000	N/A	N/A	\$535,000
Talent	15	100.0%	0	0.0%	0	0.0%	15	15	N/A	N/A	15	\$375,000	N/A	N/A	\$375,000
Phoenix	15	100.0%	0	0.0%	0	0.0%	15	12	N/A	N/A	12	\$365,000	N/A	N/A	\$365,000
Jacksonville	20	100.0%	0	0.0%	0	0.0%	20	32	N/A	N/A	32	\$562,500	N/A	N/A	\$562,500
Northwest Medford	24	100.0%	0	0.0%	0	0.0%	24	6	N/A	N/A	6	\$327,845	N/A	N/A	\$327,845
West Medford	50	98.0%	1	2.0%	0	0.0%	51	22	N/A	N/A	23	\$267,000	N/A	N/A	\$265,000
Southwest Medford	42	97.7%	0	0.0%	1	2.3%	43	14	N/A	N/A	14	\$345,750	N/A	N/A	\$343,500
East Medford	202	99.5%	1	0.5%	0	0.0%	203	21	N/A	N/A	21	\$410,050	N/A	N/A	\$410,000
Central Point	74	100.0%	0	0.0%	0	0.0%	74	8	N/A	N/A	8	\$355,000	N/A	N/A	\$355,000
White City	40	100.0%	0	0.0%	0	0.0%	40	6	N/A	N/A	6	\$295,000	N/A	N/A	\$295,000
Eagle Point	51	100.0%	0	0.0%	0	0.0%	51	12	N/A	N/A	12	\$405,000	N/A	N/A	\$405,000
Shady Cove	11	91.7%	1	8.3%	0	0.0%	12	55	N/A	N/A	54	\$363,100	N/A	N/A	\$354,550
Gold Hill & Rogue River	19	100.0%	0	0.0%	0	0.0%	19	22	N/A	N/A	22	\$304,000	N/A	N/A	\$304,000
URBAN TOTALS	670	99.4%	3	0.4%	1	0.1%	674	19	N/A	N/A	19	\$380,000	N/A	N/A	\$380,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 05/31/21							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	83	100.0%	0	0.0%	0	0.0%	83
Talent	1	100.0%	0	0.0%	0	0.0%	1
Phoenix	2	100.0%	0	0.0%	0	0.0%	2
Jacksonville	7	100.0%	0	0.0%	0	0.0%	7
Northwest Medford	10	100.0%	0	0.0%	0	0.0%	10
West Medford	28	100.0%	0	0.0%	0	0.0%	28
Southwest Medford	8	100.0%	0	0.0%	0	0.0%	8
East Medford	54	100.0%	0	0.0%	0	0.0%	54
Central Point	12	100.0%	0	0.0%	0	0.0%	12
White City	2	100.0%	0	0.0%	0	0.0%	2
Eagle Point	15	100.0%	0	0.0%	0	0.0%	15
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	119	98.3%	2	1.7%	0	0.0%	121
COUNTY TOTALS	352	99.4%	2	0.6%	0	0.0%	354

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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