



JACKSON CO EXISTING URBAN HOME SALES - May 1, 2021 through July 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2020 vs Jul 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	87	135	72	29	\$392,500	\$459,900	\$535,000	36.3%	16.3%	\$462,400	\$522,500
Talent	18	18	61	24	\$275,000	\$297,500	\$415,000	50.9%	39.5%	\$315,000	\$399,950
Phoenix	21	13	54	11	\$212,000	\$307,500	\$371,000	75.0%	20.7%	\$385,000	\$375,000
Jacksonville	28	23	97	47	\$371,589	\$442,000	\$650,000	74.9%	47.1%	\$410,000	\$627,500
Northwest Medford	23	33	18	9	\$199,900	\$275,000	\$325,000	62.6%	18.2%	\$257,000	\$316,500
West Medford	56	58	40	19	\$159,000	\$240,000	\$275,000	73.0%	14.6%	\$237,750	\$274,000
Southwest Medford	42	49	31	13	\$234,000	\$295,000	\$369,000	57.7%	25.1%	\$315,000	\$370,000
East Medford	209	260	40	15	\$270,000	\$330,000	\$400,000	48.1%	21.2%	\$343,700	\$389,000
Central Point	99	88	27	13	\$214,000	\$300,000	\$371,750	73.7%	23.9%	\$312,500	\$355,000
White City	31	42	13	10	\$170,313	\$259,000	\$306,500	80.0%	18.3%	\$259,900	\$310,000
Eagle Point	48	63	34	14	\$251,500	\$362,000	\$410,000	63.0%	13.3%	\$392,500	\$360,000
Shady Cove	16	22	64	15	\$279,000	\$319,250	\$344,500	23.5%	7.9%	\$365,000	\$360,000
Gold Hill & Rogue River	16	21	46	27	\$186,000	\$255,000	\$325,000	74.7%	27.5%	\$238,000	\$310,000
<b>URBAN TOTALS</b>	<b>694</b>	<b>825</b>	<b>43</b>	<b>18</b>	<b>\$250,000</b>	<b>\$315,000</b>	<b>\$381,000</b>	<b>52.4%</b>	<b>21.0%</b>	<b>\$329,000</b>	<b>\$370,000</b>

JACKSON CO NEW URBAN HOME SALES - May 1, 2021 through July 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2020 vs Jul 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	6	317	180	\$489,500	\$445,000	\$701,250	43.3%	57.6%	N/A	N/A
Talent	2	1	N/A	N/A	N/A	N/A	N/A	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	4	0	61	N/A	\$307,500	\$562,500	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	6	N/A	70	N/A	N/A	\$348,500	N/A	N/A	N/A	N/A
West Medford	9	5	54	20	\$230,000	\$307,400	\$354,000	53.9%	15.2%	\$309,200	N/A
Southwest Medford	7	4	8	89	\$257,950	\$309,000	\$387,450	50.2%	25.4%	N/A	N/A
East Medford	35	30	39	27	\$354,000	\$434,900	\$458,919	29.6%	5.5%	\$434,900	\$475,000
Central Point	3	7	114	19	\$274,565	N/A	\$439,000	59.9%	N/A	N/A	N/A
White City	9	21	71	27	\$203,876	\$235,000	\$259,900	27.5%	10.6%	\$214,900	\$261,201
Eagle Point	11	14	22	33	\$323,900	\$355,000	\$433,485	33.8%	22.1%	\$380,000	\$431,970
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	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>87</b>	<b>95</b>	<b>58</b>	<b>41</b>	<b>\$324,857</b>	<b>\$370,000</b>	<b>\$415,000</b>	<b>27.7%</b>	<b>12.2%</b>	<b>\$388,700</b>	<b>\$420,000</b>

JACKSON CO RURAL HOME SALES - May 1, 2021 through July 31, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2020 vs Jul 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	102	95	54	34	\$337,500	\$408,750	\$525,000	55.6%	28.4%	\$415,000	\$520,000
5 - 10 Acres	48	46	94	30	\$405,000	\$519,000	\$725,000	79.0%	39.7%	\$531,000	\$785,000
Over 10 Acres	46	46	137	54	\$472,000	\$686,750	\$798,750	69.2%	16.3%	\$754,500	\$850,000
<b>RURAL TOTALS</b>	<b>196</b>	<b>187</b>	<b>83</b>	<b>38</b>	<b>\$375,500</b>	<b>\$487,000</b>	<b>\$625,000</b>	<b>66.4%</b>	<b>28.3%</b>	<b>\$458,188</b>	<b>\$687,000</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 07/31/20	Active As Of 07/31/21	% Change
Ashland	97	89	-8.2%
Talent	19	8	-57.9%
Phoenix	5	4	-20.0%
Jacksonville	12	9	-25.0%
Northwest Medford	5	11	120.0%
West Medford	38	21	-44.7%
Southwest Medford	13	7	-46.2%
East Medford	108	63	-41.7%
Central Point	37	26	-29.7%
White City	19	8	-57.9%
Eagle Point	30	18	-40.0%
Shady Cove	11	19	72.7%
Gold Hill & Rogue River	5	3	-40.0%
Rural	209	159	-23.9%
<b>JACKSON COUNTY TOTALS</b>	<b>608</b>	<b>445</b>	<b>-26.8%</b>

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 - May 1, 2021 through July 31, 2021									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2020 vs Jul 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	3	1	82	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	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	0	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	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	3	0	118	N/A	N/A	N/A	N/A	N/A	N/A
Central Point	3	1	31	N/A	N/A	N/A	N/A	N/A	N/A
White City	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove	2	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
<b>URBAN TOTALS</b>	<b>18</b>	<b>4</b>	<b>81</b>	<b>24</b>	<b>\$207,250</b>	<b>\$244,500</b>	<b>18.0%</b>	<b>N/A</b>	<b>N/A</b>

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - May 1, 2021 through July 31, 2021															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	May 1 - Jul 31							May 1 - Jul 31				May 1 - Jul 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	134	99.3%	1	0.7%	0	0.0%	135	29	N/A	N/A	29	\$537,500	N/A	N/A	\$535,000
Talent	18	100.0%	0	0.0%	0	0.0%	18	24	N/A	N/A	24	\$415,000	N/A	N/A	\$415,000
Phoenix	13	100.0%	0	0.0%	0	0.0%	13	11	N/A	N/A	11	\$371,000	N/A	N/A	\$371,000
Jacksonville	23	100.0%	0	0.0%	0	0.0%	23	47	N/A	N/A	47	\$650,000	N/A	N/A	\$650,000
Northwest Medford	33	100.0%	0	0.0%	0	0.0%	33	9	N/A	N/A	9	\$325,000	N/A	N/A	\$325,000
West Medford	57	98.3%	1	1.7%	0	0.0%	58	18	N/A	N/A	19	\$275,000	N/A	N/A	\$275,000
Southwest Medford	48	98.0%	0	0.0%	1	2.0%	49	13	N/A	N/A	13	\$369,500	N/A	N/A	\$369,000
East Medford	260	100.0%	0	0.0%	0	0.0%	260	15	N/A	N/A	15	\$400,000	N/A	N/A	\$400,000
Central Point	87	98.9%	1	1.1%	0	0.0%	88	13	N/A	N/A	13	\$373,500	N/A	N/A	\$371,750
White City	42	100.0%	0	0.0%	0	0.0%	42	10	N/A	N/A	10	\$306,500	N/A	N/A	\$306,500
Eagle Point	63	100.0%	0	0.0%	0	0.0%	63	14	N/A	N/A	14	\$410,000	N/A	N/A	\$410,000
Shady Cove	22	100.0%	0	0.0%	0	0.0%	22	15	N/A	N/A	15	\$344,500	N/A	N/A	\$344,500
Gold Hill & Rogue River	21	100.0%	0	0.0%	0	0.0%	21	27	N/A	N/A	27	\$325,000	N/A	N/A	\$325,000
<b>URBAN TOTALS</b>	<b>821</b>	<b>99.5%</b>	<b>3</b>	<b>0.4%</b>	<b>1</b>	<b>0.1%</b>	<b>825</b>	<b>18</b>	<b>N/A</b>	<b>N/A</b>	<b>18</b>	<b>\$383,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$381,000</b>

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 07/31/21							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	89	100.0%	0	0.0%	0	0.0%	89
Talent	8	100.0%	0	0.0%	0	0.0%	8
Phoenix	4	100.0%	0	0.0%	0	0.0%	4
Jacksonville	9	100.0%	0	0.0%	0	0.0%	9
Northwest Medford	11	100.0%	0	0.0%	0	0.0%	11
West Medford	20	95.2%	1	4.8%	0	0.0%	21
Southwest Medford	7	100.0%	0	0.0%	0	0.0%	7
East Medford	63	100.0%	0	0.0%	0	0.0%	63
Central Point	26	100.0%	0	0.0%	0	0.0%	26
White City	8	100.0%	0	0.0%	0	0.0%	8
Eagle Point	17	94.4%	1	5.6%	0	0.0%	18
Shady Cove	18	94.7%	0	0.0%	1	5.3%	19
Gold Hill & Rogue River	3	100.0%	0	0.0%	0	0.0%	3
Rural	159	100.0%	0	0.0%	0	0.0%	159
<b>COUNTY TOTALS</b>	<b>442</b>	<b>99.3%</b>	<b>2</b>	<b>0.4%</b>	<b>1</b>	<b>0.2%</b>	<b>445</b>

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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