



JACKSON CO EXISTING URBAN HOME SALES - June 1, 2021 through August 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2020 vs Aug 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	128	143	70	30	\$375,000	\$477,000	\$555,000	48.0%	16.4%	\$521,000	\$578,000
Talent	20	15	60	17	\$317,750	\$314,000	\$400,000	25.9%	27.4%	\$368,610	N/A
Phoenix	22	14	48	7	\$194,000	\$318,388	\$367,500	89.4%	15.4%	\$325,000	\$400,000
Jacksonville	32	21	99	53	\$355,000	\$449,500	\$655,000	84.5%	45.7%	\$484,500	\$685,000
Northwest Medford	30	31	16	13	\$191,150	\$288,750	\$320,000	67.4%	10.8%	\$286,000	\$304,000
West Medford	59	77	32	20	\$154,623	\$240,000	\$280,000	81.1%	16.7%	\$208,250	\$287,500
Southwest Medford	50	48	33	10	\$233,000	\$312,000	\$370,750	59.1%	18.8%	\$314,000	\$358,950
East Medford	252	257	40	17	\$276,500	\$339,950	\$400,000	44.7%	17.7%	\$352,500	\$397,750
Central Point	104	101	27	15	\$217,400	\$299,450	\$365,000	67.9%	21.9%	\$285,000	\$365,000
White City	36	41	10	10	\$174,875	\$259,950	\$310,000	77.3%	19.3%	\$262,250	\$314,500
Eagle Point	64	60	35	15	\$255,500	\$345,000	\$425,000	66.3%	23.2%	\$332,000	\$512,000
Shady Cove	18	26	53	17	\$250,500	\$348,750	\$352,500	40.7%	1.1%	\$312,000	\$465,750
Gold Hill & Rogue River	16	21	53	20	\$180,000	\$248,750	\$360,000	100.0%	44.7%	\$248,750	\$357,500
<b>URBAN TOTALS</b>	<b>831</b>	<b>855</b>	<b>43</b>	<b>19</b>	<b>\$251,350</b>	<b>\$325,000</b>	<b>\$380,000</b>	<b>51.2%</b>	<b>16.9%</b>	<b>\$335,000</b>	<b>\$387,500</b>

JACKSON CO NEW URBAN HOME SALES - June 1, 2021 through August 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2020 vs Aug 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	8	6	254	187	\$396,250	\$586,000	\$686,200	73.2%	17.1%	\$612,556	\$432,000
Talent	4	2	344	N/A	N/A	\$348,839	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	5	0	88	N/A	\$341,467	\$685,000	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	7	N/A	70	N/A	N/A	\$347,000	N/A	N/A	N/A	N/A
West Medford	7	4	40	20	N/A	\$307,400	\$374,500	N/A	21.8%	N/A	N/A
Southwest Medford	9	4	9	88	\$254,900	\$316,000	\$347,400	36.3%	9.9%	N/A	N/A
East Medford	43	28	48	33	\$338,483	\$434,900	\$472,500	39.6%	8.6%	\$438,450	\$571,422
Central Point	7	9	113	16	\$344,900	\$355,875	\$439,000	27.3%	23.4%	\$365,438	N/A
White City	7	14	89	34	\$209,900	\$214,900	\$259,900	23.8%	20.9%	N/A	N/A
Eagle Point	13	16	22	38	\$367,400	\$359,900	\$440,000	19.8%	22.3%	\$359,900	\$458,450
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	\$204,050	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>105</b>	<b>91</b>	<b>76</b>	<b>46</b>	<b>\$315,000</b>	<b>\$388,700</b>	<b>\$434,239</b>	<b>37.9%</b>	<b>11.7%</b>	<b>\$405,500</b>	<b>\$444,614</b>

JACKSON CO RURAL HOME SALES - June 1, 2021 through August 31, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2020 vs Aug 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	121	101	61	38	\$351,000	\$440,000	\$570,000	62.4%	29.5%	\$507,000	\$610,000
5 - 10 Acres	48	43	82	31	\$444,500	\$533,000	\$720,000	62.0%	35.1%	\$585,000	\$625,000
Over 10 Acres	55	49	108	49	\$440,000	\$670,000	\$850,000	93.2%	26.9%	\$722,500	\$950,000
<b>RURAL TOTALS</b>	<b>224</b>	<b>193</b>	<b>77</b>	<b>39</b>	<b>\$375,000</b>	<b>\$512,500</b>	<b>\$640,000</b>	<b>70.7%</b>	<b>24.9%</b>	<b>\$540,000</b>	<b>\$640,000</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 08/31/20	Active As Of 08/31/21	% Change
Ashland	84	80	-4.8%
Talent	15	8	-46.7%
Phoenix	4	7	75.0%
Jacksonville	11	6	-45.5%
Northwest Medford	5	3	-40.0%
West Medford	24	25	4.2%
Southwest Medford	13	14	7.7%
East Medford	105	88	-16.2%
Central Point	21	18	-14.3%
White City	21	7	-66.7%
Eagle Point	27	21	-22.2%
Shady Cove	15	24	60.0%
Gold Hill & Rogue River	2	2	0.0%
Rural	211	171	-19.0%
<b>JACKSON COUNTY TOTALS</b>	<b>558</b>	<b>474</b>	<b>-15.1%</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 - June 1, 2021 through August 31, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2020 vs Aug 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	3	1	81	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	3	1	42	N/A	N/A	N/A	N/A	N/A	N/A
Central Point	3	1	104	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	2	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>18</b>	<b>3</b>	<b>69</b>	<b>59</b>	<b>\$215,500</b>	<b>N/A</b>	<b>N/A</b>	<b>\$213,000</b>	<b>N/A</b>

**JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2021 through August 31, 2021**

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	142	99.3%	1	0.7%	0	0.0%	143	30	N/A	N/A	30	\$560,000	N/A	N/A	\$555,000
Talent	15	100.0%	0	0.0%	0	0.0%	15	17	N/A	N/A	17	\$400,000	N/A	N/A	\$400,000
Phoenix	14	100.0%	0	0.0%	0	0.0%	14	7	N/A	N/A	7	\$367,500	N/A	N/A	\$367,500
Jacksonville	21	100.0%	0	0.0%	0	0.0%	21	53	N/A	N/A	53	\$655,000	N/A	N/A	\$655,000
Northwest Medford	31	100.0%	0	0.0%	0	0.0%	31	13	N/A	N/A	13	\$320,000	N/A	N/A	\$320,000
West Medford	77	100.0%	0	0.0%	0	0.0%	77	20	N/A	N/A	20	\$280,000	N/A	N/A	\$280,000
Southwest Medford	48	100.0%	0	0.0%	0	0.0%	48	10	N/A	N/A	10	\$370,750	N/A	N/A	\$370,750
East Medford	256	99.6%	0	0.0%	1	0.4%	257	16	N/A	N/A	17	\$400,000	N/A	N/A	\$400,000
Central Point	100	99.0%	1	1.0%	0	0.0%	101	15	N/A	N/A	15	\$365,000	N/A	N/A	\$365,000
White City	41	100.0%	0	0.0%	0	0.0%	41	10	N/A	N/A	10	\$310,000	N/A	N/A	\$310,000
Eagle Point	60	100.0%	0	0.0%	0	0.0%	60	15	N/A	N/A	15	\$425,000	N/A	N/A	\$425,000
Shady Cove	26	100.0%	0	0.0%	0	0.0%	26	17	N/A	N/A	17	\$352,500	N/A	N/A	\$352,500
Gold Hill & Rogue River	21	100.0%	0	0.0%	0	0.0%	21	20	N/A	N/A	20	\$360,000	N/A	N/A	\$360,000
<b>URBAN TOTALS</b>	<b>852</b>	<b>99.6%</b>	<b>2</b>	<b>0.2%</b>	<b>1</b>	<b>0.1%</b>	<b>855</b>	<b>19</b>	<b>N/A</b>	<b>N/A</b>	<b>19</b>	<b>\$381,500</b>	<b>N/A</b>	<b>N/A</b>	<b>\$380,000</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 08/31/21**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	80	100.0%	0	0.0%	0	0.0%	80
Talent	8	100.0%	0	0.0%	0	0.0%	8
Phoenix	7	100.0%	0	0.0%	0	0.0%	7
Jacksonville	6	100.0%	0	0.0%	0	0.0%	6
Northwest Medford	3	100.0%	0	0.0%	0	0.0%	3
West Medford	23	92.0%	2	8.0%	0	0.0%	25
Southwest Medford	14	100.0%	0	0.0%	0	0.0%	14
East Medford	87	98.9%	1	1.1%	0	0.0%	88
Central Point	18	100.0%	0	0.0%	0	0.0%	18
White City	7	100.0%	0	0.0%	0	0.0%	7
Eagle Point	21	100.0%	0	0.0%	0	0.0%	21
Shady Cove	23	95.8%	0	0.0%	1	4.2%	24
Gold Hill & Rogue River	2	100.0%	0	0.0%	0	0.0%	2
Rural	170	99.4%	1	0.6%	0	0.0%	171
<b>COUNTY TOTALS</b>	<b>469</b>	<b>98.9%</b>	<b>4</b>	<b>0.8%</b>	<b>1</b>	<b>0.2%</b>	<b>474</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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