



JACKSON CO EXISTING URBAN HOME SALES - September 1, 2021 through November 30, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2020 vs Nov 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	126	121	58	33	\$413,450	\$456,076	\$540,000	30.6%	18.4%	\$510,000	\$562,500
Talent	31	20	31	21	\$267,500	\$356,000	\$404,500	51.2%	13.6%	\$375,000	\$355,000
Phoenix	14	11	27	28	\$255,000	\$318,750	\$390,000	52.9%	22.4%	\$315,000	N/A
Jacksonville	14	20	33	21	\$395,000	\$420,000	\$650,000	64.6%	54.8%	N/A	\$733,000
Northwest Medford	25	35	16	13	\$224,750	\$299,999	\$343,500	52.8%	14.5%	\$295,000	\$339,250
West Medford	61	44	34	15	\$162,650	\$252,000	\$299,500	84.1%	18.8%	\$260,000	\$299,500
Southwest Medford	34	43	18	20	\$233,750	\$297,500	\$375,000	60.4%	26.1%	\$290,000	\$382,500
East Medford	221	230	40	24	\$275,000	\$349,000	\$400,000	45.5%	14.6%	\$336,000	\$415,000
Central Point	101	90	24	21	\$224,000	\$316,000	\$365,500	63.2%	15.7%	\$320,000	\$369,000
White City	36	39	27	13	\$178,900	\$260,000	\$304,000	69.9%	16.9%	\$255,000	\$320,500
Eagle Point	55	59	29	28	\$262,100	\$363,000	\$400,000	52.6%	10.2%	\$367,000	\$422,000
Shady Cove	17	18	88	64	\$200,950	\$355,000	\$402,500	100.3%	13.4%	\$411,500	\$439,000
Gold Hill & Rogue River	24	16	48	40	\$165,000	\$315,000	\$358,500	117.3%	13.8%	\$340,000	\$360,000
URBAN TOTALS	759	746	38	25	\$255,000	\$335,000	\$385,000	51.0%	14.9%	\$335,500	\$400,000

JACKSON CO NEW URBAN HOME SALES - September 1, 2021 through November 30, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2020 vs Nov 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	14	7	88	118	\$572,137	\$540,306	\$454,926	-20.5%	-15.8%	N/A	N/A
Talent	6	3	230	34	N/A	\$427,000	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	3	0	153	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	6	N/A	2	N/A	N/A	\$345,900	N/A	N/A	N/A	N/A
West Medford	5	2	30	N/A	\$235,900	\$327,000	N/A	N/A	N/A	N/A	N/A
Southwest Medford	14	9	34	43	\$260,000	\$316,000	\$395,000	51.9%	25.0%	N/A	N/A
East Medford	49	14	38	14	\$349,900	\$410,400	\$495,100	41.5%	20.6%	\$410,400	\$569,000
Central Point	10	11	58	24	\$268,000	\$348,414	\$440,000	64.2%	26.3%	N/A	N/A
White City	18	6	44	24	\$219,250	\$236,000	\$250,950	14.5%	6.3%	\$226,450	N/A
Eagle Point	14	12	33	31	\$268,500	\$415,000	\$471,200	75.5%	13.5%	N/A	\$498,400
Shady Cove	0	1	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	\$210,900	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	134	72	55	34	\$298,580	\$361,144	\$425,239	42.4%	17.7%	\$372,234	\$431,500

JACKSON CO RURAL HOME SALES - September 1, 2021 through November 30, 2021

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2020 vs Nov 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	107	103	70	41	\$362,500	\$461,000	\$505,000	39.3%	9.5%	\$422,500	\$540,000
5 - 10 Acres	44	42	85	62	\$412,450	\$639,500	\$600,000	45.5%	-6.2%	\$529,950	\$634,500
Over 10 Acres	40	32	116	77	\$620,000	\$607,500	\$832,500	34.3%	37.0%	\$600,000	\$595,000
RURAL TOTALS	191	177	83	52	\$399,500	\$534,900	\$550,000	37.7%	2.8%	\$485,000	\$569,950

RESIDENTIAL INVENTORY

Area	Active As Of 11/30/20	Active As Of 11/30/21	% Change
Ashland	56	72	28.6%
Talent	4	10	150.0%
Phoenix	3	4	33.3%
Jacksonville	11	10	-9.1%
Northwest Medford	8	12	50.0%
West Medford	13	28	115.4%
Southwest Medford	9	14	55.6%
East Medford	79	85	7.6%
Central Point	16	16	0.0%
White City	15	2	-86.7%
Eagle Point	10	30	200.0%
Shady Cove	9	12	33.3%
Gold Hill & Rogue River	3	4	33.3%
Rural	143	172	20.3%
JACKSON COUNTY TOTALS	379	471	24.3%

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 - September 1, 2021 through November 30, 2021									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30			Nov 2020 vs Nov 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	1	0	N/A	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	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	0	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	6	1	58	N/A	\$286,500	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	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	11	2	49	N/A	\$245,000	N/A	N/A	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - September 1, 2021 through November 30, 2021															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Sep 1 - Nov 30							Sep 1 - Nov 30				Sep 1 - Nov 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	121	100.0%	0	0.0%	0	0.0%	121	33	N/A	N/A	33	\$540,000	N/A	N/A	\$540,000
Talent	20	100.0%	0	0.0%	0	0.0%	20	21	N/A	N/A	21	\$404,500	N/A	N/A	\$404,500
Phoenix	11	100.0%	0	0.0%	0	0.0%	11	28	N/A	N/A	28	\$390,000	N/A	N/A	\$390,000
Jacksonville	20	100.0%	0	0.0%	0	0.0%	20	21	N/A	N/A	21	\$650,000	N/A	N/A	\$650,000
Northwest Medford	35	100.0%	0	0.0%	0	0.0%	35	13	N/A	N/A	13	\$343,500	N/A	N/A	\$343,500
West Medford	44	100.0%	0	0.0%	0	0.0%	44	15	N/A	N/A	15	\$299,500	N/A	N/A	\$299,500
Southwest Medford	43	100.0%	0	0.0%	0	0.0%	43	20	N/A	N/A	20	\$375,000	N/A	N/A	\$375,000
East Medford	229	99.6%	0	0.0%	1	0.4%	230	24	N/A	N/A	24	\$400,000	N/A	N/A	\$400,000
Central Point	90	100.0%	0	0.0%	0	0.0%	90	21	N/A	N/A	21	\$365,500	N/A	N/A	\$365,500
White City	39	100.0%	0	0.0%	0	0.0%	39	13	N/A	N/A	13	\$304,000	N/A	N/A	\$304,000
Eagle Point	58	98.3%	1	1.7%	0	0.0%	59	28	N/A	N/A	28	\$400,000	N/A	N/A	\$400,000
Shady Cove	18	100.0%	0	0.0%	0	0.0%	18	64	N/A	N/A	64	\$402,500	N/A	N/A	\$402,500
Gold Hill & Rogue River	16	100.0%	0	0.0%	0	0.0%	16	40	N/A	N/A	40	\$358,500	N/A	N/A	\$358,500
URBAN TOTALS	744	99.7%	1	0.1%	1	0.1%	746	25	N/A	N/A	25	\$386,500	N/A	N/A	\$385,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 11/30/21							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	72	100.0%	0	0.0%	0	0.0%	72
Talent	10	100.0%	0	0.0%	0	0.0%	10
Phoenix	4	100.0%	0	0.0%	0	0.0%	4
Jacksonville	10	100.0%	0	0.0%	0	0.0%	10
Northwest Medford	12	100.0%	0	0.0%	0	0.0%	12
West Medford	27	96.4%	1	3.6%	0	0.0%	28
Southwest Medford	14	100.0%	0	0.0%	0	0.0%	14
East Medford	85	100.0%	0	0.0%	0	0.0%	85
Central Point	16	100.0%	0	0.0%	0	0.0%	16
White City	1	50.0%	1	50.0%	0	0.0%	2
Eagle Point	29	96.7%	1	3.3%	0	0.0%	30
Shady Cove	12	100.0%	0	0.0%	0	0.0%	12
Gold Hill & Rogue River	4	100.0%	0	0.0%	0	0.0%	4
Rural	171	99.4%	1	0.6%	0	0.0%	172
COUNTY TOTALS	467	99.2%	4	0.8%	0	0.0%	471

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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