



JACKSON CO EXISTING URBAN HOME SALES - February 1, 2022 through April 30, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2021 vs Apr 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	83	127	32	40	\$434,500	\$550,000	\$585,000	34.6%	6.4%	\$577,500	\$644,750
Talent	15	19	9	21	\$275,000	\$375,000	\$399,000	45.1%	6.4%	N/A	\$466,500
Phoenix	18	10	9	26	\$266,286	\$345,150	\$432,000	62.2%	25.2%	\$349,500	N/A
Jacksonville	18	14	40	58	\$384,750	\$553,098	\$551,000	43.2%	-0.4%	\$516,000	\$485,000
Northwest Medford	22	29	5	23	\$208,750	\$327,845	\$350,000	67.7%	6.8%	\$312,000	\$322,000
West Medford	50	53	23	43	\$174,950	\$258,700	\$300,000	71.5%	16.0%	\$274,500	\$315,000
Southwest Medford	39	42	11	30	\$247,950	\$337,000	\$395,000	59.3%	17.2%	\$342,250	\$395,000
East Medford	199	231	29	37	\$305,000	\$420,000	\$439,000	43.9%	4.5%	\$425,000	\$450,000
Central Point	68	77	13	23	\$241,000	\$335,000	\$360,000	49.4%	7.5%	\$350,500	\$365,000
White City	34	33	8	12	\$197,000	\$292,500	\$326,000	65.5%	11.5%	\$315,100	\$325,000
Eagle Point	37	55	23	15	\$260,000	\$410,000	\$400,000	53.8%	-2.4%	\$410,000	\$489,000
Shady Cove	15	12	45	48	\$268,000	\$332,500	\$382,000	42.5%	14.9%	\$354,550	N/A
Gold Hill & Rogue River	16	14	41	26	\$185,975	\$288,500	\$389,950	109.7%	35.2%	\$297,000	N/A
URBAN TOTALS	614	716	23	33	\$260,000	\$365,000	\$409,450	57.5%	12.2%	\$380,000	\$425,000

JACKSON CO NEW URBAN HOME SALES - February 1, 2022 through April 30, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2021 vs Apr 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	3	5	87	89	\$465,250	N/A	\$701,377	50.8%	N/A	N/A	N/A
Talent	2	3	N/A	89	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	2	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	4	4	79	21	N/A	\$336,400	\$367,400	N/A	9.2%	N/A	N/A
West Medford	0	3	N/A	35	\$239,900	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	3	7	59	74	\$268,700	N/A	\$337,900	25.8%	N/A	N/A	N/A
East Medford	33	46	23	13	\$358,900	\$448,700	\$496,639	38.4%	10.7%	\$505,000	\$498,971
Central Point	10	9	7	46	\$287,000	\$392,450	\$471,685	64.4%	20.2%	\$392,450	\$551,860
White City	10	5	41	9	N/A	\$215,900	\$249,900	N/A	15.7%	\$250,000	N/A
Eagle Point	13	18	20	72	\$272,250	\$430,475	\$467,500	71.7%	8.6%	\$459,738	\$516,863
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	2	2	N/A	N/A	\$214,900	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	81	105	42	39	\$311,990	\$395,000	\$452,561	45.1%	14.6%	\$423,070	\$480,163

JACKSON CO RURAL HOME SALES - February 1, 2022 through April 30, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2021 vs Apr 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	82	93	42	44	\$320,000	\$499,950	\$610,000	90.6%	22.0%	\$590,000	\$581,100
5 - 10 Acres	40	34	48	62	\$360,000	\$660,000	\$737,500	104.9%	11.7%	\$622,500	\$750,000
Over 10 Acres	39	30	106	87	\$579,000	\$780,000	\$701,000	21.1%	-10.1%	\$775,000	\$655,000
RURAL TOTALS	161	157	59	56	\$385,000	\$600,000	\$655,000	70.1%	9.2%	\$595,000	\$655,000

RESIDENTIAL INVENTORY			
Area	Active As Of 04/30/21	Active As Of 04/30/22	% Change
Ashland	65	79	21.5%
Talent	2	20	900.0%
Phoenix	2	7	250.0%
Jacksonville	8	14	75.0%
Northwest Medford	8	7	-12.5%
West Medford	25	24	-4.0%
Southwest Medford	20	16	-20.0%
East Medford	57	83	45.6%
Central Point	13	22	69.2%
White City	9	6	-33.3%
Eagle Point	21	29	38.1%
Shady Cove	13	18	38.5%
Gold Hill & Rogue River	2	2	0.0%
Rural	128	207	61.7%
JACKSON COUNTY TOTALS	373	534	43.2%

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 - February 1, 2022 through April 30, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2021 vs Apr 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2021	Median \$ 2022	1-year % Change	Median \$	Median \$
Ashland	0	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	0	1	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	1	1	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	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	1	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	3	22	164	\$390,000	N/A	N/A	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - February 1, 2022 through April 30, 2022

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	127	100.0%	0	0.0%	0	0.0%	127	40	N/A	N/A	40	\$585,000	N/A	N/A	\$585,000
Talent	19	100.0%	0	0.0%	0	0.0%	19	21	N/A	N/A	21	\$399,000	N/A	N/A	\$399,000
Phoenix	10	100.0%	0	0.0%	0	0.0%	10	26	N/A	N/A	26	\$432,000	N/A	N/A	\$432,000
Jacksonville	14	100.0%	0	0.0%	0	0.0%	14	58	N/A	N/A	58	\$551,000	N/A	N/A	\$551,000
Northwest Medford	29	100.0%	0	0.0%	0	0.0%	29	23	N/A	N/A	23	\$350,000	N/A	N/A	\$350,000
West Medford	52	98.1%	1	1.9%	0	0.0%	53	41	N/A	N/A	43	\$301,500	N/A	N/A	\$300,000
Southwest Medford	42	100.0%	0	0.0%	0	0.0%	42	30	N/A	N/A	30	\$395,000	N/A	N/A	\$395,000
East Medford	230	99.6%	0	0.0%	1	0.4%	231	36	N/A	N/A	37	\$439,450	N/A	N/A	\$439,000
Central Point	76	98.7%	1	1.3%	0	0.0%	77	22	N/A	N/A	23	\$360,000	N/A	N/A	\$360,000
White City	33	100.0%	0	0.0%	0	0.0%	33	12	N/A	N/A	12	\$326,000	N/A	N/A	\$326,000
Eagle Point	55	100.0%	0	0.0%	0	0.0%	55	15	N/A	N/A	15	\$400,000	N/A	N/A	\$400,000
Shady Cove	12	100.0%	0	0.0%	0	0.0%	12	48	N/A	N/A	48	\$382,000	N/A	N/A	\$382,000
Gold Hill & Rogue River	14	100.0%	0	0.0%	0	0.0%	14	26	N/A	N/A	26	\$389,950	N/A	N/A	\$389,950
URBAN TOTALS	713	99.6%	2	0.3%	1	0.1%	716	32	N/A	N/A	33	\$410,000	N/A	N/A	\$409,450

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 04/30/22

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	79	100.0%	0	0.0%	0	0.0%	79
Talent	20	100.0%	0	0.0%	0	0.0%	20
Phoenix	7	100.0%	0	0.0%	0	0.0%	7
Jacksonville	14	100.0%	0	0.0%	0	0.0%	14
Northwest Medford	7	100.0%	0	0.0%	0	0.0%	7
West Medford	23	95.8%	0	0.0%	1	4.2%	24
Southwest Medford	16	100.0%	0	0.0%	0	0.0%	16
East Medford	83	100.0%	0	0.0%	0	0.0%	83
Central Point	21	95.5%	1	4.5%	0	0.0%	22
White City	6	100.0%	0	0.0%	0	0.0%	6
Eagle Point	28	96.6%	1	3.4%	0	0.0%	29
Shady Cove	17	94.4%	1	5.6%	0	0.0%	18
Gold Hill & Rogue River	2	100.0%	0	0.0%	0	0.0%	2
Rural	205	99.0%	2	1.0%	0	0.0%	207
COUNTY TOTALS	528	98.9%	5	0.9%	1	0.2%	534

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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