



JACKSON CO EXISTING URBAN HOME SALES - March 1, 2022 through May 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2021 vs May 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	109	132	27	31	\$440,000	\$535,000	\$582,500	32.4%	8.9%	\$520,000	\$565,000
Talent	15	23	15	24	\$297,250	\$375,000	\$399,000	34.2%	6.4%	\$410,000	\$461,970
Phoenix	15	13	12	43	\$247,750	\$365,000	\$429,000	73.2%	17.5%	\$388,500	\$330,385
Jacksonville	21	15	32	52	\$384,750	\$565,000	\$569,000	47.9%	0.7%	\$637,000	N/A
Northwest Medford	25	33	20	13	\$218,000	\$326,690	\$344,000	57.8%	5.3%	\$330,000	\$344,000
West Medford	51	60	23	33	\$170,000	\$265,000	\$301,500	77.4%	13.8%	\$257,500	\$300,000
Southwest Medford	44	45	14	26	\$243,000	\$345,750	\$400,000	64.6%	15.7%	\$330,000	\$400,000
East Medford	204	236	21	29	\$300,000	\$410,000	\$437,250	45.8%	6.6%	\$385,000	\$438,000
Central Point	76	84	8	18	\$249,950	\$353,000	\$375,000	50.0%	6.2%	\$390,000	\$385,000
White City	40	49	6	10	\$193,250	\$295,000	\$325,000	68.2%	10.2%	\$285,000	\$310,000
Eagle Point	52	57	20	24	\$259,900	\$407,500	\$425,000	63.5%	4.3%	\$410,000	\$550,000
Shady Cove	12	13	54	47	\$230,000	\$354,550	\$389,000	69.1%	9.7%	N/A	\$357,000
Gold Hill & Rogue River	19	18	22	16	\$189,950	\$304,000	\$377,500	98.7%	24.2%	\$320,500	\$302,500
URBAN TOTALS	683	778	20	27	\$266,000	\$380,000	\$410,000	54.1%	7.9%	\$385,000	\$410,000

JACKSON CO NEW URBAN HOME SALES - March 1, 2022 through May 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2021 vs May 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	6	167	107	\$483,000	\$614,900	\$753,500	56.0%	22.5%	N/A	N/A
Talent	1	5	N/A	95	N/A	N/A	\$435,000	N/A	N/A	N/A	\$454,000
Phoenix	0	3	N/A	81	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	4	4	79	36	N/A	\$336,400	\$369,950	N/A	10.0%	N/A	N/A
West Medford	1	3	N/A	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	1	7	N/A	218	\$269,900	N/A	\$320,250	18.7%	N/A	N/A	N/A
East Medford	32	40	27	18	\$359,900	\$446,850	\$496,639	38.0%	11.1%	\$442,238	\$506,180
Central Point	9	10	7	42	\$280,950	\$395,000	\$473,293	68.5%	19.8%	N/A	N/A
White City	16	3	12	8	N/A	\$237,000	N/A	N/A	N/A	\$237,000	N/A
Eagle Point	10	18	3	56	\$280,950	\$425,238	\$494,950	76.2%	16.4%	N/A	\$535,000
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	\$217,500	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	81	101	43	52	\$321,916	\$415,000	\$469,900	46.0%	13.2%	\$410,000	\$492,450

JACKSON CO RURAL HOME SALES - March 1, 2022 through May 31, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2021 vs May 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	91	90	31	41	\$365,000	\$500,000	\$578,050	58.4%	15.6%	\$504,000	\$540,000
5 - 10 Acres	47	39	30	65	\$402,500	\$650,000	\$630,000	56.5%	-3.1%	\$685,000	\$620,000
Over 10 Acres	41	32	84	84	\$535,000	\$780,000	\$716,000	33.8%	-8.2%	\$798,750	\$790,000
RURAL TOTALS	179	161	43	55	\$437,000	\$590,000	\$641,000	46.7%	8.6%	\$582,000	\$607,850

RESIDENTIAL INVENTORY			
Area	Active As Of 05/31/21	Active As Of 05/31/22	% Change
Ashland	82	110	34.1%
Talent	1	25	2,400.0%
Phoenix	2	14	600.0%
Jacksonville	7	13	85.7%
Northwest Medford	11	17	54.5%
West Medford	32	24	-25.0%
Southwest Medford	18	28	55.6%
East Medford	61	107	75.4%
Central Point	16	22	37.5%
White City	6	4	-33.3%
Eagle Point	20	34	70.0%
Shady Cove	15	16	6.7%
Gold Hill & Rogue River	2	4	100.0%
Rural	125	260	108.0%
JACKSON COUNTY TOTALS	398	678	70.4%

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, 2022 through May 31, 2022									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2021 vs May 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	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	3	N/A	67	N/A	N/A	N/A	N/A	N/A
Southwest Medford	2	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	0	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	5	5	25	100	\$270,000	\$300,000	11.1%	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2022 through May 31, 2022															
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	132	100.0%	0	0.0%	0	0.0%	132	31	N/A	N/A	31	\$582,500	N/A	N/A	\$582,500
Talent	23	100.0%	0	0.0%	0	0.0%	23	24	N/A	N/A	24	\$399,000	N/A	N/A	\$399,000
Phoenix	13	100.0%	0	0.0%	0	0.0%	13	43	N/A	N/A	43	\$429,000	N/A	N/A	\$429,000
Jacksonville	15	100.0%	0	0.0%	0	0.0%	15	52	N/A	N/A	52	\$569,000	N/A	N/A	\$569,000
Northwest Medford	33	100.0%	0	0.0%	0	0.0%	33	13	N/A	N/A	13	\$344,000	N/A	N/A	\$344,000
West Medford	57	95.0%	3	5.0%	0	0.0%	60	31	N/A	N/A	33	\$303,000	N/A	N/A	\$301,500
Southwest Medford	45	100.0%	0	0.0%	0	0.0%	45	26	N/A	N/A	26	\$400,000	N/A	N/A	\$400,000
East Medford	235	99.6%	0	0.0%	1	0.4%	236	28	N/A	N/A	29	\$438,000	N/A	N/A	\$437,250
Central Point	83	98.8%	1	1.2%	0	0.0%	84	18	N/A	N/A	18	\$375,000	N/A	N/A	\$375,000
White City	49	100.0%	0	0.0%	0	0.0%	49	10	N/A	N/A	10	\$325,000	N/A	N/A	\$325,000
Eagle Point	57	100.0%	0	0.0%	0	0.0%	57	24	N/A	N/A	24	\$425,000	N/A	N/A	\$425,000
Shady Cove	13	100.0%	0	0.0%	0	0.0%	13	47	N/A	N/A	47	\$389,000	N/A	N/A	\$389,000
Gold Hill & Rogue River	18	100.0%	0	0.0%	0	0.0%	18	16	N/A	N/A	16	\$377,500	N/A	N/A	\$377,500
URBAN TOTALS	773	99.4%	4	0.5%	1	0.1%	778	26	64	N/A	27	\$410,000	\$275,000	N/A	\$410,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 05/31/22							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	110	100.0%	0	0.0%	0	0.0%	110
Talent	25	100.0%	0	0.0%	0	0.0%	25
Phoenix	14	100.0%	0	0.0%	0	0.0%	14
Jacksonville	13	100.0%	0	0.0%	0	0.0%	13
Northwest Medford	17	100.0%	0	0.0%	0	0.0%	17
West Medford	23	95.8%	0	0.0%	1	4.2%	24
Southwest Medford	28	100.0%	0	0.0%	0	0.0%	28
East Medford	107	100.0%	0	0.0%	0	0.0%	107
Central Point	21	95.5%	1	4.5%	0	0.0%	22
White City	4	100.0%	0	0.0%	0	0.0%	4
Eagle Point	34	100.0%	0	0.0%	0	0.0%	34
Shady Cove	15	93.8%	1	6.3%	0	0.0%	16
Gold Hill & Rogue River	4	100.0%	0	0.0%	0	0.0%	4
Rural	259	99.6%	1	0.4%	0	0.0%	260
COUNTY TOTALS	674	99.4%	3	0.4%	1	0.1%	678

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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