



JACKSON CO EXISTING URBAN HOME SALES - April 1, 2022 through June 30, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2021 vs Jun 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	130	128	25	30	\$430,000	\$558,250	\$597,000	38.8%	6.9%	\$587,500	\$625,000
Talent	15	18	15	29	\$291,250	\$415,000	\$422,500	45.1%	1.8%	\$415,000	\$289,900
Phoenix	15	12	13	50	\$251,750	\$360,000	\$395,000	56.9%	9.7%	N/A	\$370,000
Jacksonville	25	19	46	44	\$392,450	\$590,000	\$590,000	50.3%	0.0%	\$639,500	\$718,000
Northwest Medford	26	29	23	8	\$207,000	\$325,845	\$344,000	66.2%	5.6%	\$325,000	\$375,000
West Medford	50	59	21	31	\$174,900	\$277,225	\$305,000	74.4%	10.0%	\$280,000	\$295,000
Southwest Medford	50	42	13	20	\$247,000	\$354,700	\$404,950	63.9%	14.2%	\$382,500	\$425,000
East Medford	254	239	20	23	\$303,500	\$419,950	\$445,000	46.6%	6.0%	\$426,100	\$440,000
Central Point	80	85	13	13	\$247,000	\$371,250	\$385,000	55.9%	3.7%	\$373,500	\$395,840
White City	49	45	8	11	\$197,000	\$305,000	\$325,000	65.0%	6.6%	\$310,000	\$349,500
Eagle Point	59	52	22	22	\$282,000	\$425,000	\$469,250	66.4%	10.4%	\$459,500	\$425,000
Shady Cove	15	13	31	35	\$227,500	\$345,000	\$400,000	75.8%	15.9%	\$334,000	\$549,000
Gold Hill & Rogue River	22	15	26	21	\$235,000	\$322,000	\$365,000	55.3%	13.4%	\$360,000	\$380,000
URBAN TOTALS	790	756	20	23	\$270,000	\$386,750	\$420,000	55.6%	8.6%	\$395,000	\$425,000

JACKSON CO NEW URBAN HOME SALES - April 1, 2022 through June 30, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2021 vs Jun 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	150	98	\$339,000	\$614,900	\$570,639	68.3%	-7.2%	N/A	\$439,900
Talent	2	5	N/A	76	N/A	N/A	\$435,000	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	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	2	84	N/A	\$189,900	\$345,950	N/A	N/A	N/A	\$352,000	N/A
West Medford	3	5	23	33	N/A	N/A	\$417,000	N/A	N/A	N/A	N/A
Southwest Medford	2	9	N/A	267	\$284,000	N/A	\$320,250	12.8%	N/A	N/A	N/A
East Medford	28	37	32	27	\$388,999	\$454,619	\$499,990	28.5%	10.0%	\$503,669	\$509,184
Central Point	11	7	17	8	\$259,900	\$423,070	\$455,046	75.1%	7.6%	\$439,000	N/A
White City	20	7	18	11	\$220,450	\$250,000	\$318,000	44.3%	27.2%	\$259,000	\$318,000
Eagle Point	17	18	27	46	\$283,185	\$440,000	\$519,100	83.3%	18.0%	\$440,000	\$550,000
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	\$220,200	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	95	100	46	56	\$300,890	\$415,000	\$454,891	51.2%	9.6%	\$435,000	\$447,913

JACKSON CO RURAL HOME SALES - April 1, 2022 through June 30, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2021 vs Jun 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	93	88	38	46	\$377,500	\$555,900	\$588,050	55.8%	5.8%	\$587,500	\$630,000
5 - 10 Acres	50	41	23	59	\$471,250	\$683,632	\$725,000	53.8%	6.1%	\$746,000	\$682,500
Over 10 Acres	37	38	57	73	\$525,000	\$775,000	\$715,000	36.2%	-7.7%	\$763,500	\$785,000
RURAL TOTALS	180	167	38	55	\$435,000	\$600,000	\$645,000	48.3%	7.5%	\$700,000	\$680,000

RESIDENTIAL INVENTORY			
Area	Active As Of 06/30/21	Active As Of 06/30/22	% Change
Ashland	88	125	42.0%
Talent	3	26	766.7%
Phoenix	3	14	366.7%
Jacksonville	8	16	100.0%
Northwest Medford	7	20	185.7%
West Medford	23	40	73.9%
Southwest Medford	19	34	78.9%
East Medford	64	134	109.4%
Central Point	22	31	40.9%
White City	6	6	0.0%
Eagle Point	33	32	-3.0%
Shady Cove	9	14	55.6%
Gold Hill & Rogue River	3	2	-33.3%
Rural	150	310	106.7%
JACKSON COUNTY TOTALS	438	804	83.6%

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.

©2022 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.



JACKSON CO EXISTING HOME SALES: DISTRESSED - April 1, 2022 through June 30, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30			Jun 2021 vs Jun 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	2	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	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Central Point	1	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	4	3	32	20	\$295,000	N/A	N/A	N/A	N/A

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

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Apr 1 - Jun 30							Apr 1 - Jun 30				Apr 1 - Jun 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	128	100.0%	0	0.0%	0	0.0%	128	30	N/A	N/A	30	\$597,000	N/A	N/A	\$597,000
Talent	18	100.0%	0	0.0%	0	0.0%	18	29	N/A	N/A	29	\$422,500	N/A	N/A	\$422,500
Phoenix	12	100.0%	0	0.0%	0	0.0%	12	50	N/A	N/A	50	\$395,000	N/A	N/A	\$395,000
Jacksonville	19	100.0%	0	0.0%	0	0.0%	19	44	N/A	N/A	44	\$590,000	N/A	N/A	\$590,000
Northwest Medford	29	100.0%	0	0.0%	0	0.0%	29	8	N/A	N/A	8	\$344,000	N/A	N/A	\$344,000
West Medford	57	96.6%	2	3.4%	0	0.0%	59	32	N/A	N/A	31	\$305,000	N/A	N/A	\$305,000
Southwest Medford	42	100.0%	0	0.0%	0	0.0%	42	20	N/A	N/A	20	\$404,950	N/A	N/A	\$404,950
East Medford	239	100.0%	0	0.0%	0	0.0%	239	23	N/A	N/A	23	\$445,000	N/A	N/A	\$445,000
Central Point	84	98.8%	1	1.2%	0	0.0%	85	13	N/A	N/A	13	\$385,000	N/A	N/A	\$385,000
White City	45	100.0%	0	0.0%	0	0.0%	45	11	N/A	N/A	11	\$325,000	N/A	N/A	\$325,000
Eagle Point	52	100.0%	0	0.0%	0	0.0%	52	22	N/A	N/A	22	\$469,250	N/A	N/A	\$469,250
Shady Cove	13	100.0%	0	0.0%	0	0.0%	13	35	N/A	N/A	35	\$400,000	N/A	N/A	\$400,000
Gold Hill & Rogue River	15	100.0%	0	0.0%	0	0.0%	15	21	N/A	N/A	21	\$365,000	N/A	N/A	\$365,000
URBAN TOTALS	753	99.6%	3	0.4%	0	0.0%	756	23	N/A	N/A	23	\$420,000	N/A	N/A	\$420,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 06/30/22

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	125	100.0%	0	0.0%	0	0.0%	125
Talent	26	100.0%	0	0.0%	0	0.0%	26
Phoenix	14	100.0%	0	0.0%	0	0.0%	14
Jacksonville	16	100.0%	0	0.0%	0	0.0%	16
Northwest Medford	20	100.0%	0	0.0%	0	0.0%	20
West Medford	38	95.0%	0	0.0%	2	5.0%	40
Southwest Medford	34	100.0%	0	0.0%	0	0.0%	34
East Medford	133	99.3%	1	0.7%	0	0.0%	134
Central Point	28	90.3%	2	6.5%	1	3.2%	31
White City	6	100.0%	0	0.0%	0	0.0%	6
Eagle Point	32	100.0%	0	0.0%	0	0.0%	32
Shady Cove	14	100.0%	0	0.0%	0	0.0%	14
Gold Hill & Rogue River	2	100.0%	0	0.0%	0	0.0%	2
Rural	308	99.4%	2	0.6%	0	0.0%	310
COUNTY TOTALS	796	99.0%	5	0.6%	3	0.4%	804

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.

©2022 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.