



JACKSON CO EXISTING URBAN HOME SALES - May 1, 2022 through July 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2021 vs Jul 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	136	126	29	36	\$421,750	\$534,750	\$563,500	33.6%	5.4%	\$515,000	\$543,000
Talent	18	19	24	22	\$304,000	\$415,000	\$415,000	36.5%	0.0%	\$399,950	\$425,000
Phoenix	13	16	11	44	\$246,600	\$371,000	\$398,750	61.7%	7.5%	\$375,000	\$421,250
Jacksonville	23	13	47	33	\$410,000	\$650,000	\$660,200	61.0%	1.6%	\$627,500	N/A
Northwest Medford	33	20	31	7	\$207,000	\$325,000	\$367,500	77.5%	13.1%	\$316,500	\$366,000
West Medford	59	52	19	18	\$173,750	\$275,000	\$297,500	71.2%	8.2%	\$275,000	\$308,000
Southwest Medford	49	40	13	18	\$245,950	\$369,000	\$394,950	60.6%	7.0%	\$370,000	\$348,000
East Medford	260	213	16	21	\$300,000	\$400,000	\$446,000	48.7%	11.5%	\$389,000	\$450,000
Central Point	90	87	12	14	\$248,500	\$371,750	\$390,000	56.9%	4.9%	\$355,000	\$408,900
White City	42	40	10	11	\$196,000	\$306,500	\$336,250	71.6%	9.7%	\$310,000	\$338,750
Eagle Point	63	51	14	39	\$294,450	\$410,000	\$460,000	56.2%	12.2%	\$360,000	\$467,000
Shady Cove	22	13	15	39	\$232,500	\$344,500	\$399,000	71.6%	15.8%	\$360,000	N/A
Gold Hill & Rogue River	21	16	27	18	\$235,000	\$325,000	\$302,500	28.7%	-6.9%	\$310,000	N/A
URBAN TOTALS	829	706	19	24	\$276,000	\$381,000	\$420,000	52.2%	10.2%	\$370,000	\$419,900

JACKSON CO NEW URBAN HOME SALES - May 1, 2022 through July 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2021 vs Jul 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	6	7	180	86	\$419,250	\$701,250	\$439,900	4.9%	-37.3%	N/A	N/A
Talent	1	7	N/A	72	N/A	N/A	\$435,000	N/A	N/A	N/A	N/A
Phoenix	1	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	5	70	42	\$189,900	\$348,500	\$384,900	102.7%	10.4%	N/A	N/A
West Medford	5	3	20	52	N/A	\$354,000	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	9	89	280	\$302,500	\$387,450	\$319,900	5.8%	-17.4%	N/A	N/A
East Medford	29	29	38	31	\$369,710	\$459,338	\$509,184	37.7%	10.9%	\$482,450	\$542,087
Central Point	7	6	19	17	\$259,900	\$439,000	\$494,541	90.3%	12.7%	N/A	N/A
White City	21	9	27	20	\$234,000	\$259,900	\$314,900	34.6%	21.2%	\$261,201	\$299,900
Eagle Point	14	18	33	47	\$284,846	\$433,485	\$567,500	99.2%	30.9%	\$431,970	\$605,778
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	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	94	98	45	62	\$309,000	\$413,217	\$467,164	51.2%	13.1%	\$415,500	\$495,000

JACKSON CO RURAL HOME SALES - May 1, 2022 through July 31, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2021 vs Jul 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	95	88	33	44	\$395,000	\$525,000	\$557,365	41.1%	6.2%	\$525,000	\$540,000
5 - 10 Acres	47	41	30	63	\$473,000	\$725,000	\$630,000	33.2%	-13.1%	\$785,000	\$685,000
Over 10 Acres	47	36	53	58	\$510,000	\$802,500	\$787,500	54.4%	-1.9%	\$850,000	\$815,000
RURAL TOTALS	189	165	37	52	\$435,000	\$627,500	\$630,000	44.8%	0.4%	\$699,000	\$570,750

RESIDENTIAL INVENTORY			
Area	Active As Of 07/31/21	Active As Of 07/31/22	% Change
Ashland	88	120	36.4%
Talent	7	30	328.6%
Phoenix	4	15	275.0%
Jacksonville	9	21	133.3%
Northwest Medford	14	26	85.7%
West Medford	19	40	110.5%
Southwest Medford	18	31	72.2%
East Medford	83	167	101.2%
Central Point	31	55	77.4%
White City	13	17	30.8%
Eagle Point	23	40	73.9%
Shady Cove	15	18	20.0%
Gold Hill & Rogue River	4	6	50.0%
Rural	165	323	95.8%
JACKSON COUNTY TOTALS	493	909	84.4%

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 - May 1, 2022 through July 31, 2022									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2021 vs Jul 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2021	Median \$ 2022	1-year % Change	Median \$	Median \$
Ashland	1	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	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	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Central Point	1	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	4	2	24	N/A	\$244,500	N/A	N/A	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - May 1, 2022 through July 31, 2022															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	May 1 - Jul 31							May 1 - Jul 31				May 1 - Jul 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	126	100.0%	0	0.0%	0	0.0%	126	36	N/A	N/A	36	\$563,500	N/A	N/A	\$563,500
Talent	19	100.0%	0	0.0%	0	0.0%	19	22	N/A	N/A	22	\$415,000	N/A	N/A	\$415,000
Phoenix	16	100.0%	0	0.0%	0	0.0%	16	44	N/A	N/A	44	\$398,750	N/A	N/A	\$398,750
Jacksonville	13	100.0%	0	0.0%	0	0.0%	13	33	N/A	N/A	33	\$660,200	N/A	N/A	\$660,200
Northwest Medford	20	100.0%	0	0.0%	0	0.0%	20	7	N/A	N/A	7	\$367,500	N/A	N/A	\$367,500
West Medford	51	98.1%	1	1.9%	0	0.0%	52	18	N/A	N/A	18	\$300,000	N/A	N/A	\$297,500
Southwest Medford	40	100.0%	0	0.0%	0	0.0%	40	18	N/A	N/A	18	\$394,950	N/A	N/A	\$394,950
East Medford	213	100.0%	0	0.0%	0	0.0%	213	21	N/A	N/A	21	\$446,000	N/A	N/A	\$446,000
Central Point	87	100.0%	0	0.0%	0	0.0%	87	14	N/A	N/A	14	\$390,000	N/A	N/A	\$390,000
White City	40	100.0%	0	0.0%	0	0.0%	40	11	N/A	N/A	11	\$336,250	N/A	N/A	\$336,250
Eagle Point	50	98.0%	1	2.0%	0	0.0%	51	39	N/A	N/A	39	\$459,500	N/A	N/A	\$460,000
Shady Cove	13	100.0%	0	0.0%	0	0.0%	13	39	N/A	N/A	39	\$399,000	N/A	N/A	\$399,000
Gold Hill & Rogue River	16	100.0%	0	0.0%	0	0.0%	16	18	N/A	N/A	18	\$302,500	N/A	N/A	\$302,500
URBAN TOTALS	704	99.7%	2	0.3%	0	0.0%	706	24	N/A	N/A	24	\$420,000	N/A	N/A	\$420,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 07/31/22							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	120	100.0%	0	0.0%	0	0.0%	120
Talent	30	100.0%	0	0.0%	0	0.0%	30
Phoenix	15	100.0%	0	0.0%	0	0.0%	15
Jacksonville	21	100.0%	0	0.0%	0	0.0%	21
Northwest Medford	26	100.0%	0	0.0%	0	0.0%	26
West Medford	38	95.0%	0	0.0%	2	5.0%	40
Southwest Medford	31	100.0%	0	0.0%	0	0.0%	31
East Medford	164	98.2%	3	1.8%	0	0.0%	167
Central Point	53	96.4%	1	1.8%	1	1.8%	55
White City	17	100.0%	0	0.0%	0	0.0%	17
Eagle Point	40	100.0%	0	0.0%	0	0.0%	40
Shady Cove	17	94.4%	1	5.6%	0	0.0%	18
Gold Hill & Rogue River	6	100.0%	0	0.0%	0	0.0%	6
Rural	322	99.7%	1	0.3%	0	0.0%	323
COUNTY TOTALS	900	99.0%	6	0.7%	3	0.3%	909

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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