



JACKSON CO EXISTING URBAN HOME SALES - June 1, 2022 through August 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2021 vs Aug 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	143	122	30	42	\$428,500	\$555,000	\$558,500	30.3%	0.6%	\$578,000	\$580,000
Talent	15	17	17	22	\$298,710	\$400,000	\$375,000	25.5%	-6.3%	N/A	\$392,500
Phoenix	15	17	7	24	\$250,000	\$375,000	\$392,500	57.0%	4.7%	\$410,000	\$362,500
Jacksonville	21	14	53	27	\$432,450	\$655,000	\$582,500	34.7%	-11.1%	\$685,000	\$477,500
Northwest Medford	31	12	24	12	\$212,000	\$320,000	\$361,000	70.3%	12.8%	\$304,000	N/A
West Medford	77	50	20	30	\$190,250	\$280,000	\$292,500	53.7%	4.5%	\$287,500	\$283,750
Southwest Medford	48	35	10	22	\$245,000	\$370,750	\$375,000	53.1%	1.1%	\$358,950	\$375,000
East Medford	258	207	19	25	\$304,250	\$400,000	\$455,000	49.5%	13.8%	\$398,000	\$475,000
Central Point	102	79	18	18	\$242,500	\$365,000	\$385,000	58.8%	5.5%	\$365,000	\$360,000
White City	41	33	10	12	\$202,000	\$310,000	\$340,000	68.3%	9.7%	\$314,500	\$330,000
Eagle Point	60	41	15	38	\$316,750	\$425,000	\$425,000	34.2%	0.0%	\$512,000	\$411,000
Shady Cove	26	13	17	33	\$235,000	\$352,500	\$400,000	70.2%	13.5%	\$465,750	\$430,000
Gold Hill & Rogue River	21	12	20	24	\$240,700	\$360,000	\$377,500	56.8%	4.9%	\$357,500	\$447,500
URBAN TOTALS	858	652	21	28	\$280,500	\$381,500	\$425,000	51.5%	11.4%	\$389,900	\$430,000

JACKSON CO NEW URBAN HOME SALES - June 1, 2022 through August 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2021 vs Aug 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	6	187	67	\$409,000	\$686,200	\$439,900	7.6%	-35.9%	\$432,000	N/A
Talent	2	8	N/A	74	N/A	N/A	\$400,000	N/A	N/A	N/A	\$410,000
Phoenix	1	3	N/A	22	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	N/A	N/A
Northwest Medford	7	3	70	28	\$190,000	\$347,000	N/A	N/A	N/A	N/A	N/A
West Medford	4	3	20	59	N/A	\$374,500	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	7	88	231	\$281,600	\$347,400	\$443,700	57.6%	27.7%	N/A	N/A
East Medford	26	33	45	36	\$368,000	\$482,450	\$560,000	52.2%	16.1%	\$571,422	\$564,500
Central Point	9	6	16	14	\$247,950	\$439,000	\$454,773	83.4%	3.6%	N/A	N/A
White City	14	10	34	18	\$238,000	\$259,900	\$312,400	31.3%	20.2%	N/A	N/A
Eagle Point	16	18	38	74	\$285,000	\$440,000	\$567,500	99.1%	29.0%	\$458,450	\$567,500
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	89	99	50	58	\$309,900	\$431,970	\$477,856	54.2%	10.6%	\$444,614	\$544,450

JACKSON CO RURAL HOME SALES - June 1, 2022 through August 31, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2021 vs Aug 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	103	89	38	37	\$362,500	\$569,000	\$560,000	54.5%	-1.6%	\$593,250	\$575,000
5 - 10 Acres	44	49	31	57	\$450,000	\$722,500	\$635,000	41.1%	-12.1%	\$625,000	\$587,500
Over 10 Acres	48	43	49	72	\$580,000	\$850,000	\$775,000	33.6%	-8.8%	\$907,500	\$614,500
RURAL TOTALS	195	181	39	51	\$412,500	\$640,000	\$617,000	49.6%	-3.6%	\$637,500	\$585,000

RESIDENTIAL INVENTORY			
Area	Active As Of 08/31/21	Active As Of 08/31/22	% Change
Ashland	86	107	24.4%
Talent	9	28	211.1%
Phoenix	6	8	33.3%
Jacksonville	5	21	320.0%
Northwest Medford	3	21	600.0%
West Medford	23	37	60.9%
Southwest Medford	22	25	13.6%
East Medford	101	149	47.5%
Central Point	28	47	67.9%
White City	12	12	0.0%
Eagle Point	26	40	53.8%
Shady Cove	19	24	26.3%
Gold Hill & Rogue River	3	3	0.0%
Rural	172	300	74.4%
JACKSON COUNTY TOTALS	515	822	59.6%

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.

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JACKSON CO EXISTING HOME SALES: DISTRESSED - June 1, 2022 through August 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2021 vs Aug 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	0	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	1	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	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	3	2	59	N/A	N/A	N/A	N/A	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2022 through August 31, 2022

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jun 1 - Aug 31							Jun 1 - Aug 31				Jun 1 - Aug 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	122	100.0%	0	0.0%	0	0.0%	122	42	N/A	N/A	42	\$558,500	N/A	N/A	\$558,500
Talent	17	100.0%	0	0.0%	0	0.0%	17	22	N/A	N/A	22	\$375,000	N/A	N/A	\$375,000
Phoenix	17	100.0%	0	0.0%	0	0.0%	17	24	N/A	N/A	24	\$392,500	N/A	N/A	\$392,500
Jacksonville	14	100.0%	0	0.0%	0	0.0%	14	27	N/A	N/A	27	\$582,500	N/A	N/A	\$582,500
Northwest Medford	12	100.0%	0	0.0%	0	0.0%	12	12	N/A	N/A	12	\$361,000	N/A	N/A	\$361,000
West Medford	50	100.0%	0	0.0%	0	0.0%	50	30	N/A	N/A	30	\$292,500	N/A	N/A	\$292,500
Southwest Medford	35	100.0%	0	0.0%	0	0.0%	35	22	N/A	N/A	22	\$375,000	N/A	N/A	\$375,000
East Medford	207	100.0%	0	0.0%	0	0.0%	207	25	N/A	N/A	25	\$455,000	N/A	N/A	\$455,000
Central Point	78	98.7%	1	1.3%	0	0.0%	79	17	N/A	N/A	18	\$385,500	N/A	N/A	\$385,000
White City	33	100.0%	0	0.0%	0	0.0%	33	12	N/A	N/A	12	\$340,000	N/A	N/A	\$340,000
Eagle Point	40	97.6%	1	2.4%	0	0.0%	41	38	N/A	N/A	38	\$425,000	N/A	N/A	\$425,000
Shady Cove	13	100.0%	0	0.0%	0	0.0%	13	33	N/A	N/A	33	\$400,000	N/A	N/A	\$400,000
Gold Hill & Rogue River	12	100.0%	0	0.0%	0	0.0%	12	24	N/A	N/A	24	\$377,500	N/A	N/A	\$377,500
URBAN TOTALS	650	99.7%	2	0.3%	0	0.0%	652	27	N/A	N/A	28	\$425,000	N/A	N/A	\$425,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 08/31/22

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	106	99.1%	1	0.9%	0	0.0%	107
Talent	28	100.0%	0	0.0%	0	0.0%	28
Phoenix	8	100.0%	0	0.0%	0	0.0%	8
Jacksonville	21	100.0%	0	0.0%	0	0.0%	21
Northwest Medford	21	100.0%	0	0.0%	0	0.0%	21
West Medford	35	94.6%	0	0.0%	2	5.4%	37
Southwest Medford	25	100.0%	0	0.0%	0	0.0%	25
East Medford	146	98.0%	3	2.0%	0	0.0%	149
Central Point	46	97.9%	0	0.0%	1	2.1%	47
White City	12	100.0%	0	0.0%	0	0.0%	12
Eagle Point	40	100.0%	0	0.0%	0	0.0%	40
Shady Cove	24	100.0%	0	0.0%	0	0.0%	24
Gold Hill & Rogue River	3	100.0%	0	0.0%	0	0.0%	3
Rural	300	100.0%	0	0.0%	0	0.0%	300
COUNTY TOTALS	815	99.1%	4	0.5%	3	0.4%	822

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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