



JACKSON CO EXISTING URBAN HOME SALES - July 1, 2022 through September 30, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2021 vs Sep 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	119	31	49	\$433,000	\$529,000	\$538,000	24.2%	1.7%	\$505,000	\$532,000
Talent	17	22	20	27	\$280,000	\$410,000	\$420,000	50.0%	2.4%	\$446,500	\$402,450
Phoenix	16	18	11	19	\$248,300	\$379,000	\$391,000	57.5%	3.2%	N/A	\$329,250
Jacksonville	16	13	37	59	\$427,950	\$655,000	\$650,000	51.9%	-0.8%	\$631,900	\$710,000
Northwest Medford	34	15	27	34	\$204,500	\$325,000	\$335,000	63.8%	3.1%	\$356,800	\$344,250
West Medford	72	44	20	36	\$180,000	\$282,000	\$291,000	61.7%	3.2%	\$287,500	\$305,000
Southwest Medford	43	40	10	30	\$245,000	\$370,000	\$360,000	46.9%	-2.7%	\$375,000	\$360,000
East Medford	247	196	21	29	\$300,000	\$395,000	\$449,500	49.8%	13.8%	\$393,500	\$425,500
Central Point	109	72	17	26	\$249,900	\$365,000	\$375,000	50.1%	2.7%	\$370,000	\$365,000
White City	34	30	8	17	\$202,000	\$310,000	\$338,250	67.5%	9.1%	\$300,000	\$339,000
Eagle Point	58	33	23	44	\$294,950	\$395,000	\$425,000	44.1%	7.6%	\$372,000	\$379,900
Shady Cove	25	9	21	39	\$297,000	\$365,000	\$365,000	22.9%	0.0%	\$291,000	N/A
Gold Hill & Rogue River	22	16	17	30	\$255,000	\$356,000	\$337,500	32.4%	-5.2%	\$357,000	\$325,000
<b>URBAN TOTALS</b>	<b>829</b>	<b>627</b>	<b>21</b>	<b>34</b>	<b>\$279,000</b>	<b>\$380,000</b>	<b>\$409,000</b>	<b>46.6%</b>	<b>7.6%</b>	<b>\$379,000</b>	<b>\$389,948</b>

JACKSON CO NEW URBAN HOME SALES - July 1, 2022 through September 30, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2021 vs Sep 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	10	6	171	27	\$414,000	\$479,800	\$671,368	62.2%	39.9%	\$469,900	N/A
Talent	1	14	N/A	51	N/A	N/A	\$402,950	N/A	N/A	N/A	\$395,900
Phoenix	1	4	N/A	56	N/A	N/A	\$316,000	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	5	4	45	36	\$233,700	\$346,900	\$387,400	65.8%	11.7%	N/A	N/A
West Medford	3	1	14	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	9	8	76	125	\$281,800	\$374,900	\$464,350	64.8%	23.9%	\$370,000	\$435,000
East Medford	19	27	38	43	\$366,450	\$490,000	\$539,900	47.3%	10.2%	N/A	\$496,897
Central Point	9	5	9	31	\$279,950	\$430,000	\$540,000	92.9%	25.6%	\$437,500	N/A
White City	11	6	29	27	\$243,500	\$259,900	\$299,900	23.2%	15.4%	N/A	N/A
Eagle Point	10	14	26	81	\$287,500	\$441,000	\$572,500	99.1%	29.8%	N/A	N/A
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	\$224,900	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>78</b>	<b>91</b>	<b>52</b>	<b>55</b>	<b>\$326,479</b>	<b>\$430,000</b>	<b>\$500,000</b>	<b>53.1%</b>	<b>16.3%</b>	<b>\$409,500</b>	<b>\$480,000</b>

JACKSON CO RURAL HOME SALES - July 1, 2022 through September 30, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2021 vs Sep 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	85	39	42	\$367,372	\$525,000	\$550,000	49.7%	4.8%	\$505,000	\$565,000
5 - 10 Acres	39	48	51	69	\$384,750	\$636,000	\$594,000	54.4%	-6.6%	\$630,000	\$502,500
Over 10 Acres	46	37	54	84	\$525,000	\$857,500	\$685,000	30.5%	-20.1%	\$865,000	\$685,000
<b>RURAL TOTALS</b>	<b>180</b>	<b>170</b>	<b>45</b>	<b>59</b>	<b>\$405,000</b>	<b>\$636,750</b>	<b>\$577,250</b>	<b>42.5%</b>	<b>-9.3%</b>	<b>\$600,000</b>	<b>\$585,000</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 09/30/21	Active As Of 09/30/22	% Change
Ashland	103	91	-11.7%
Talent	9	20	122.2%
Phoenix	6	10	66.7%
Jacksonville	6	19	216.7%
Northwest Medford	7	16	128.6%
West Medford	25	37	48.0%
Southwest Medford	22	21	-4.5%
East Medford	115	150	30.4%
Central Point	32	40	25.0%
White City	10	13	30.0%
Eagle Point	35	39	11.4%
Shady Cove	13	21	61.5%
Gold Hill & Rogue River	7	1	-85.7%
Rural	182	316	73.6%
<b>JACKSON COUNTY TOTALS</b>	<b>572</b>	<b>794</b>	<b>38.8%</b>

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 - July 1, 2022 through September 30, 2022**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30			Sep 2021 vs Sep 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	1	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Central Point	0	2	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	1	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
<b>URBAN TOTALS</b>	<b>2</b>	<b>6</b>	<b>N/A</b>	<b>87</b>	<b>N/A</b>	<b>\$321,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$291,250</b>

**JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - July 1, 2022 through September 30, 2022**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jul 1 - Sep 30							Jul 1 - Sep 30				Jul 1 - Sep 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	119	100.0%	0	0.0%	0	0.0%	119	49	N/A	N/A	49	\$538,000	N/A	N/A	\$538,000
Talent	22	100.0%	0	0.0%	0	0.0%	22	27	N/A	N/A	27	\$420,000	N/A	N/A	\$420,000
Phoenix	18	100.0%	0	0.0%	0	0.0%	18	19	N/A	N/A	19	\$391,000	N/A	N/A	\$391,000
Jacksonville	13	100.0%	0	0.0%	0	0.0%	13	59	N/A	N/A	59	\$650,000	N/A	N/A	\$650,000
Northwest Medford	15	100.0%	0	0.0%	0	0.0%	15	34	N/A	N/A	34	\$335,000	N/A	N/A	\$335,000
West Medford	43	97.7%	1	2.3%	0	0.0%	44	36	N/A	N/A	36	\$292,000	N/A	N/A	\$291,000
Southwest Medford	40	100.0%	0	0.0%	0	0.0%	40	30	N/A	N/A	30	\$360,000	N/A	N/A	\$360,000
East Medford	196	100.0%	0	0.0%	0	0.0%	196	29	N/A	N/A	29	\$449,500	N/A	N/A	\$449,500
Central Point	70	97.2%	2	2.8%	0	0.0%	72	23	N/A	N/A	26	\$376,500	N/A	N/A	\$375,000
White City	30	100.0%	0	0.0%	0	0.0%	30	17	N/A	N/A	17	\$338,250	N/A	N/A	\$338,250
Eagle Point	32	97.0%	1	3.0%	0	0.0%	33	45	N/A	N/A	44	\$421,000	N/A	N/A	\$425,000
Shady Cove	8	88.9%	1	11.1%	0	0.0%	9	29	N/A	N/A	39	\$375,000	N/A	N/A	\$365,000
Gold Hill & Rogue River	16	100.0%	0	0.0%	0	0.0%	16	30	N/A	N/A	30	\$337,500	N/A	N/A	\$337,500
<b>URBAN TOTALS</b>	<b>622</b>	<b>99.2%</b>	<b>5</b>	<b>0.8%</b>	<b>0</b>	<b>0.0%</b>	<b>627</b>	<b>33</b>	<b>77</b>	<b>N/A</b>	<b>34</b>	<b>\$409,500</b>	<b>\$305,000</b>	<b>N/A</b>	<b>\$409,000</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 09/30/22**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	90	98.9%	1	1.1%	0	0.0%	91
Talent	20	100.0%	0	0.0%	0	0.0%	20
Phoenix	10	100.0%	0	0.0%	0	0.0%	10
Jacksonville	19	100.0%	0	0.0%	0	0.0%	19
Northwest Medford	16	100.0%	0	0.0%	0	0.0%	16
West Medford	36	97.3%	0	0.0%	1	2.7%	37
Southwest Medford	21	100.0%	0	0.0%	0	0.0%	21
East Medford	148	98.7%	2	1.3%	0	0.0%	150
Central Point	39	97.5%	0	0.0%	1	2.5%	40
White City	13	100.0%	0	0.0%	0	0.0%	13
Eagle Point	39	100.0%	0	0.0%	0	0.0%	39
Shady Cove	21	100.0%	0	0.0%	0	0.0%	21
Gold Hill & Rogue River	1	100.0%	0	0.0%	0	0.0%	1
Rural	316	100.0%	0	0.0%	0	0.0%	316
<b>COUNTY TOTALS</b>	<b>789</b>	<b>99.4%</b>	<b>3</b>	<b>0.4%</b>	<b>2</b>	<b>0.3%</b>	<b>794</b>

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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