



JACKSON CO EXISTING URBAN HOME SALES - September 1, 2022 through November 30, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2021 vs Nov 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	122	77	38	65	\$399,000	\$544,950	\$535,000	34.1%	-1.8%	\$567,000	\$450,000
Talent	20	12	21	40	\$279,750	\$404,500	\$452,450	61.7%	11.9%	\$355,000	N/A
Phoenix	11	15	28	34	\$251,500	\$390,000	\$382,000	51.9%	-2.1%	N/A	N/A
Jacksonville	20	12	21	72	\$402,000	\$650,000	\$677,500	68.5%	4.2%	\$733,000	N/A
Northwest Medford	37	18	14	40	\$209,750	\$338,000	\$345,500	64.7%	2.2%	\$335,000	\$289,000
West Medford	47	36	23	43	\$185,400	\$300,000	\$305,000	64.5%	1.7%	\$300,000	\$316,000
Southwest Medford	43	40	29	43	\$245,000	\$375,000	\$360,000	46.9%	-4.0%	\$382,500	\$365,000
East Medford	232	174	23	42	\$290,837	\$400,000	\$425,000	46.1%	6.3%	\$408,750	\$432,500
Central Point	91	55	29	45	\$266,000	\$366,000	\$362,500	36.3%	-1.0%	\$369,000	\$395,450
White City	39	21	23	36	\$207,000	\$304,000	\$325,000	57.0%	6.9%	\$320,500	\$328,750
Eagle Point	59	31	28	27	\$259,500	\$400,000	\$379,900	46.4%	-5.0%	\$422,000	\$385,000
Shady Cove	18	10	64	39	\$352,500	\$402,500	\$367,500	4.3%	-8.7%	\$437,000	N/A
Gold Hill & Rogue River	16	15	40	36	\$236,713	\$358,500	\$370,000	56.3%	3.2%	\$332,500	\$379,500
URBAN TOTALS	755	516	28	45	\$270,000	\$385,000	\$394,500	46.1%	2.5%	\$400,000	\$386,000

JACKSON CO NEW URBAN HOME SALES - September 1, 2022 through November 30, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2021 vs Nov 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	7	5	118	97	\$485,000	\$454,926	\$689,900	42.2%	51.7%	N/A	N/A
Talent	3	12	34	41	N/A	N/A	\$405,400	N/A	N/A	N/A	N/A
Phoenix	1	5	N/A	69	N/A	N/A	\$234,000	N/A	N/A	N/A	N/A
Jacksonville	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	5	4	2	55	N/A	\$346,900	\$372,450	N/A	7.4%	N/A	N/A
West Medford	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	9	6	43	46	N/A	\$395,000	\$394,200	N/A	-0.2%	N/A	N/A
East Medford	15	26	16	39	\$366,800	\$495,000	\$513,733	40.1%	3.8%	\$554,000	\$513,512
Central Point	11	3	24	55	\$270,000	\$440,000	N/A	N/A	N/A	N/A	N/A
White City	8	2	19	N/A	\$258,000	\$229,900	N/A	N/A	N/A	N/A	N/A
Eagle Point	12	10	31	70	\$292,000	\$471,200	\$539,650	84.8%	14.5%	\$498,400	N/A
Shady Cove	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	0	N/A	N/A	\$222,900	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	74	78	34	53	\$307,500	\$421,500	\$475,000	54.5%	12.7%	\$417,296	\$456,246

JACKSON CO RURAL HOME SALES - September 1, 2022 through November 30, 2022

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2021 vs Nov 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	68	41	53	\$368,500	\$505,000	\$570,000	54.7%	12.9%	\$540,000	\$527,700
5 - 10 Acres	42	26	70	70	\$447,000	\$600,000	\$599,500	34.1%	-0.1%	\$634,500	\$685,000
Over 10 Acres	32	28	88	120	\$470,000	\$832,500	\$667,500	42.0%	-19.8%	\$595,000	\$639,500
RURAL TOTALS	177	122	56	72	\$400,000	\$550,000	\$595,000	48.8%	8.2%	\$559,900	\$580,000

RESIDENTIAL INVENTORY

Area	Active As Of 11/30/21	Active As Of 11/30/22	% Change
Ashland	85	88	3.5%
Talent	11	24	118.2%
Phoenix	5	9	80.0%
Jacksonville	12	23	91.7%
Northwest Medford	10	17	70.0%
West Medford	33	32	-3.0%
Southwest Medford	21	22	4.8%
East Medford	108	135	25.0%
Central Point	24	27	12.5%
White City	6	12	100.0%
Eagle Point	30	36	20.0%
Shady Cove	14	15	7.1%
Gold Hill & Rogue River	4	0	0.0%
Rural	194	266	37.1%
JACKSON COUNTY TOTALS	557	706	26.8%

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 - September 1, 2022 through November 30, 2022									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30			Nov 2021 vs Nov 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2021	Median \$ 2022	1-year % Change	Median \$	Median \$
Ashland	0	1	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	1	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	1	3	N/A	108	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	1	0	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
URBAN TOTALS	2	9	N/A	80	N/A	\$277,500	N/A	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - September 1, 2022 through November 30, 2022															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Sep 1 - Nov 30							Sep 1 - Nov 30				Sep 1 - Nov 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	76	98.7%	1	1.3%	0	0.0%	77	65	N/A	N/A	65	\$536,500	N/A	N/A	\$535,000
Talent	12	100.0%	0	0.0%	0	0.0%	12	40	N/A	N/A	40	\$452,450	N/A	N/A	\$452,450
Phoenix	15	100.0%	0	0.0%	0	0.0%	15	34	N/A	N/A	34	\$382,000	N/A	N/A	\$382,000
Jacksonville	12	100.0%	0	0.0%	0	0.0%	12	72	N/A	N/A	72	\$677,500	N/A	N/A	\$677,500
Northwest Medford	18	100.0%	0	0.0%	0	0.0%	18	40	N/A	N/A	40	\$345,500	N/A	N/A	\$345,500
West Medford	35	97.2%	1	2.8%	0	0.0%	36	44	N/A	N/A	43	\$305,000	N/A	N/A	\$305,000
Southwest Medford	39	97.5%	1	2.5%	0	0.0%	40	43	N/A	N/A	43	\$360,000	N/A	N/A	\$360,000
East Medford	172	98.9%	2	1.1%	0	0.0%	174	41	N/A	N/A	42	\$425,500	N/A	N/A	\$425,000
Central Point	54	98.2%	1	1.8%	0	0.0%	55	43	N/A	N/A	45	\$366,250	N/A	N/A	\$362,500
White City	21	100.0%	0	0.0%	0	0.0%	21	36	N/A	N/A	36	\$325,000	N/A	N/A	\$325,000
Eagle Point	31	100.0%	0	0.0%	0	0.0%	31	27	N/A	N/A	27	\$379,900	N/A	N/A	\$379,900
Shady Cove	9	90.0%	1	10.0%	0	0.0%	10	30	N/A	N/A	39	\$390,000	N/A	N/A	\$367,500
Gold Hill & Rogue River	15	100.0%	0	0.0%	0	0.0%	15	36	N/A	N/A	36	\$370,000	N/A	N/A	\$370,000
URBAN TOTALS	509	98.6%	7	1.4%	0	0.0%	516	44	76	N/A	45	\$397,500	\$277,500	N/A	\$394,500

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 11/30/22							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	88	100.0%	0	0.0%	0	0.0%	88
Talent	24	100.0%	0	0.0%	0	0.0%	24
Phoenix	8	88.9%	1	11.1%	0	0.0%	9
Jacksonville	23	100.0%	0	0.0%	0	0.0%	23
Northwest Medford	17	100.0%	0	0.0%	0	0.0%	17
West Medford	31	96.9%	0	0.0%	1	3.1%	32
Southwest Medford	21	95.5%	1	4.5%	0	0.0%	22
East Medford	133	98.5%	2	1.5%	0	0.0%	135
Central Point	27	100.0%	0	0.0%	0	0.0%	27
White City	12	100.0%	0	0.0%	0	0.0%	12
Eagle Point	35	97.2%	1	2.8%	0	0.0%	36
Shady Cove	15	100.0%	0	0.0%	0	0.0%	15
Gold Hill & Rogue River	0	0.0%	0	0.0%	0	0.0%	0
Rural	265	99.6%	1	0.4%	0	0.0%	266
COUNTY TOTALS	699	99.0%	6	0.8%	1	0.1%	706

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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