



JACKSON CO EXISTING URBAN HOME SALES - October 1, 2022 through December 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2021 vs Dec 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	123	62	41	63	\$379,000	\$559,000	\$516,000	36.1%	-7.7%	\$523,824	\$509,500
Talent	19	6	27	55	\$292,000	\$399,000	\$470,000	61.0%	17.8%	\$410,000	N/A
Phoenix	11	12	21	43	\$251,500	\$410,000	\$380,500	51.3%	-7.2%	N/A	N/A
Jacksonville	19	8	26	74	\$383,500	\$645,000	\$563,238	46.9%	-12.7%	N/A	N/A
Northwest Medford	33	13	16	40	\$229,900	\$335,000	\$335,000	45.7%	0.0%	\$345,000	N/A
West Medford	57	30	28	50	\$190,000	\$295,000	\$291,500	53.4%	-1.2%	\$277,000	\$257,450
Southwest Medford	40	32	31	44	\$249,000	\$357,000	\$359,500	44.4%	0.7%	\$347,500	\$365,125
East Medford	229	139	24	55	\$290,762	\$400,000	\$429,000	47.5%	7.3%	\$405,000	\$471,800
Central Point	83	34	41	57	\$260,100	\$356,000	\$350,000	34.6%	-1.7%	\$343,500	\$320,000
White City	36	18	28	49	\$205,000	\$317,500	\$322,500	57.3%	1.6%	\$327,500	\$325,000
Eagle Point	54	32	23	50	\$279,575	\$400,000	\$393,500	40.7%	-1.6%	\$383,000	\$449,000
Shady Cove	20	12	65	48	\$329,950	\$399,993	\$275,000	-16.7%	-31.2%	\$363,750	\$233,000
Gold Hill & Rogue River	14	11	41	61	\$223,500	\$310,000	\$365,000	63.3%	17.7%	\$295,000	\$250,000
URBAN TOTALS	738	409	31	54	\$270,000	\$390,000	\$393,000	45.6%	0.8%	\$390,000	\$375,856

JACKSON CO NEW URBAN HOME SALES - October 1, 2022 through December 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2021 vs Dec 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	3	1	44	N/A	\$473,986	N/A	N/A	N/A	N/A	N/A	N/A
Talent	6	6	20	89	N/A	\$522,450	\$447,450	N/A	-14.4%	N/A	N/A
Phoenix	2	4	N/A	45	N/A	N/A	\$227,000	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	3	2	53	N/A	\$348,400	N/A	N/A	N/A	N/A	N/A
West Medford	0	3	N/A	99	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	8	2	63	N/A	N/A	\$380,000	N/A	N/A	N/A	\$380,000	N/A
East Medford	23	30	35	46	\$356,000	\$495,200	\$517,382	45.3%	4.5%	\$510,000	\$522,000
Central Point	10	3	23	30	\$285,000	\$442,450	N/A	N/A	N/A	N/A	N/A
White City	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	17	9	32	89	\$290,950	\$467,000	\$524,300	80.2%	12.3%	\$442,500	N/A
Shady Cove	1	0	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	78	64	32	61	\$313,482	\$442,450	\$482,495	53.9%	9.1%	\$472,122	\$484,990

JACKSON CO RURAL HOME SALES - October 1, 2022 through December 31, 2022

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2021 vs Dec 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	111	65	39	64	\$355,000	\$525,000	\$540,000	52.1%	2.9%	\$554,500	\$440,000
5 - 10 Acres	47	24	55	68	\$475,000	\$595,000	\$697,500	46.8%	17.2%	\$592,500	\$810,000
Over 10 Acres	29	23	95	138	\$500,000	\$850,000	\$639,000	27.8%	-24.8%	\$850,000	\$582,750
RURAL TOTALS	187	112	52	80	\$415,000	\$559,900	\$595,000	43.4%	6.3%	\$595,000	\$575,500

RESIDENTIAL INVENTORY

Area	Active As Of 12/31/21	Active As Of 12/31/22	% Change
Ashland	69	78	13.0%
Talent	10	26	160.0%
Phoenix	3	11	266.7%
Jacksonville	10	20	100.0%
Northwest Medford	7	15	114.3%
West Medford	20	29	45.0%
Southwest Medford	18	19	5.6%
East Medford	87	112	28.7%
Central Point	18	23	27.8%
White City	8	9	12.5%
Eagle Point	37	30	-18.9%
Shady Cove	13	12	-7.7%
Gold Hill & Rogue River	2	0	0.0%
Rural	158	213	34.8%
JACKSON COUNTY TOTALS	460	597	29.8%

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 - October 1, 2022 through December 31, 2022									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31			Dec 2021 vs Dec 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	1	0	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	2	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	1	0	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	5	51	68	\$266,750	\$242,500	-9.1%	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - October 1, 2022 through December 31, 2022															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Oct 1 - Dec 31							Oct 1 - Dec 31				Oct 1 - Dec 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	61	98.4%	1	1.6%	0	0.0%	62	63	N/A	N/A	63	\$520,000	N/A	N/A	\$516,000
Talent	6	100.0%	0	0.0%	0	0.0%	6	55	N/A	N/A	55	\$470,000	N/A	N/A	\$470,000
Phoenix	12	100.0%	0	0.0%	0	0.0%	12	43	N/A	N/A	43	\$380,500	N/A	N/A	\$380,500
Jacksonville	8	100.0%	0	0.0%	0	0.0%	8	74	N/A	N/A	74	\$563,238	N/A	N/A	\$563,238
Northwest Medford	13	100.0%	0	0.0%	0	0.0%	13	40	N/A	N/A	40	\$335,000	N/A	N/A	\$335,000
West Medford	30	100.0%	0	0.0%	0	0.0%	30	50	N/A	N/A	50	\$291,500	N/A	N/A	\$291,500
Southwest Medford	31	96.9%	1	3.1%	0	0.0%	32	44	N/A	N/A	44	\$360,000	N/A	N/A	\$359,500
East Medford	137	98.6%	2	1.4%	0	0.0%	139	54	N/A	N/A	55	\$430,000	N/A	N/A	\$429,000
Central Point	34	100.0%	0	0.0%	0	0.0%	34	57	N/A	N/A	57	\$350,000	N/A	N/A	\$350,000
White City	18	100.0%	0	0.0%	0	0.0%	18	49	N/A	N/A	49	\$322,500	N/A	N/A	\$322,500
Eagle Point	32	100.0%	0	0.0%	0	0.0%	32	50	N/A	N/A	50	\$393,500	N/A	N/A	\$393,500
Shady Cove	12	100.0%	0	0.0%	0	0.0%	12	48	N/A	N/A	48	\$275,000	N/A	N/A	\$275,000
Gold Hill & Rogue River	11	100.0%	0	0.0%	0	0.0%	11	61	N/A	N/A	61	\$365,000	N/A	N/A	\$365,000
URBAN TOTALS	405	99.0%	4	1.0%	0	0.0%	409	54	71	N/A	54	\$395,000	\$296,200	N/A	\$393,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 12/31/22							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	78	100.0%	0	0.0%	0	0.0%	78
Talent	25	96.2%	1	3.8%	0	0.0%	26
Phoenix	11	100.0%	0	0.0%	0	0.0%	11
Jacksonville	20	100.0%	0	0.0%	0	0.0%	20
Northwest Medford	15	100.0%	0	0.0%	0	0.0%	15
West Medford	29	100.0%	0	0.0%	0	0.0%	29
Southwest Medford	18	94.7%	1	5.3%	0	0.0%	19
East Medford	110	98.2%	2	1.8%	0	0.0%	112
Central Point	23	100.0%	0	0.0%	0	0.0%	23
White City	9	100.0%	0	0.0%	0	0.0%	9
Eagle Point	29	96.7%	1	3.3%	0	0.0%	30
Shady Cove	12	100.0%	0	0.0%	0	0.0%	12
Gold Hill & Rogue River	0	0.0%	0	0.0%	0	0.0%	0
Rural	210	98.6%	3	1.4%	0	0.0%	213
COUNTY TOTALS	589	98.7%	8	1.3%	0	0.0%	597

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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