



JACKSON CO EXISTING URBAN HOME SALES - November 1, 2022 through January 31, 2023

AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2022 vs Jan 2023	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	113	49	50	64	\$410,000	\$549,900	\$540,250	31.8%	-1.8%	\$515,000	\$670,000
Talent	19	4	30	50	\$281,000	\$405,000	\$415,500	47.9%	2.6%	N/A	N/A
Phoenix	9	3	24	34	\$250,000	\$415,000	N/A	N/A	N/A	N/A	N/A
Jacksonville	13	8	36	77	\$390,000	\$671,000	\$484,000	24.1%	-27.9%	N/A	\$438,000
Northwest Medford	33	13	17	47	\$225,750	\$335,000	\$318,000	40.9%	-5.1%	\$315,000	\$375,000
West Medford	65	22	36	56	\$196,000	\$285,000	\$287,000	46.4%	0.7%	\$285,000	\$299,000
Southwest Medford	40	21	28	50	\$240,000	\$375,000	\$359,000	49.6%	-4.3%	\$392,550	\$350,000
East Medford	227	98	30	71	\$291,538	\$400,000	\$422,500	44.9%	5.6%	\$400,000	\$360,000
Central Point	79	28	27	73	\$255,000	\$355,000	\$358,750	40.7%	1.1%	\$353,000	\$355,000
White City	28	15	16	52	\$202,000	\$322,500	\$325,000	60.9%	0.8%	\$323,175	N/A
Eagle Point	46	20	28	79	\$282,450	\$410,000	\$393,500	39.3%	-4.0%	\$415,000	\$340,070
Shady Cove	17	8	49	57	\$317,500	\$380,000	\$244,000	-23.1%	-35.8%	N/A	N/A
Gold Hill & Rogue River	17	11	53	71	\$223,500	\$315,000	\$310,000	38.7%	-1.6%	\$359,500	N/A
URBAN TOTALS	706	300	33	65	\$274,950	\$389,500	\$381,000	38.6%	-2.2%	\$373,500	\$375,000

JACKSON CO NEW URBAN HOME SALES - November 1, 2022 through January 31, 2023

AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2022 vs Jan 2023	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	0	54	N/A	\$462,972	\$420,000	N/A	N/A	N/A	N/A	N/A
Talent	7	4	16	70	N/A	\$435,000	\$462,500	N/A	6.3%	\$412,000	N/A
Phoenix	2	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	7	1	5	N/A	N/A	\$349,900	N/A	N/A	N/A	N/A	N/A
West Medford	1	3	N/A	99	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	7	5	68	20	N/A	\$380,000	\$385,000	N/A	1.3%	N/A	\$359,950
East Medford	28	27	31	68	\$357,950	\$502,500	\$525,000	46.7%	4.5%	\$484,789	\$580,417
Central Point	8	1	49	N/A	\$359,000	\$459,588	N/A	N/A	N/A	N/A	N/A
White City	3	2	101	N/A	\$250,000	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	13	10	29	136	\$295,000	\$423,000	\$487,150	65.1%	15.2%	N/A	\$473,750
Shady Cove	0	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	81	57	35	77	\$315,000	\$440,000	\$465,000	47.6%	5.7%	\$440,000	\$419,750

JACKSON CO RURAL HOME SALES - November 1, 2022 through January 31, 2023

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jan 2022 vs Jan 2023	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	111	55	40	72	\$352,500	\$550,000	\$500,000	41.8%	-9.1%	\$554,000	\$538,750
5 - 10 Acres	53	24	53	98	\$475,000	\$600,000	\$716,000	50.7%	19.3%	\$590,000	\$600,000
Over 10 Acres	22	23	60	147	\$420,600	\$801,250	\$644,500	53.2%	-19.6%	\$850,000	\$677,500
RURAL TOTALS	186	102	46	95	\$400,000	\$581,250	\$585,000	46.3%	0.6%	\$575,000	\$625,000

RESIDENTIAL INVENTORY

Area	Active As Of 01/31/22	Active As Of 01/31/23	% Change
Ashland	61	68	11.5%
Talent	11	25	127.3%
Phoenix	5	10	100.0%
Jacksonville	6	18	200.0%
Northwest Medford	3	13	333.3%
West Medford	22	22	0.0%
Southwest Medford	17	16	-5.9%
East Medford	76	88	15.8%
Central Point	20	18	-10.0%
White City	7	9	28.6%
Eagle Point	39	29	-25.6%
Shady Cove	14	8	-42.9%
Gold Hill & Rogue River	2	0	0.0%
Rural	140	206	47.1%
JACKSON COUNTY TOTALS	423	530	25.3%

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 - November 1, 2022 through January 31, 2023									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2022 vs Jan 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2022	Median \$ 2023	1-year % Change	Median \$	Median \$
Ashland	1	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	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	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	0	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	0	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	2	4	N/A	66	N/A	\$242,000	N/A	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2022 through January 31, 2023															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	48	98.0%	1	2.0%	0	0.0%	49	64	N/A	N/A	64	\$541,625	N/A	N/A	\$540,250
Talent	4	100.0%	0	0.0%	0	0.0%	4	50	N/A	N/A	50	\$415,500	N/A	N/A	\$415,500
Phoenix	3	100.0%	0	0.0%	0	0.0%	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	8	100.0%	0	0.0%	0	0.0%	8	77	N/A	N/A	77	\$484,000	N/A	N/A	\$484,000
Northwest Medford	13	100.0%	0	0.0%	0	0.0%	13	47	N/A	N/A	47	\$318,000	N/A	N/A	\$318,000
West Medford	22	100.0%	0	0.0%	0	0.0%	22	56	N/A	N/A	56	\$287,000	N/A	N/A	\$287,000
Southwest Medford	20	95.2%	1	4.8%	0	0.0%	21	51	N/A	N/A	50	\$362,000	N/A	N/A	\$359,000
East Medford	96	98.0%	2	2.0%	0	0.0%	98	70	N/A	N/A	71	\$427,500	N/A	N/A	\$422,500
Central Point	28	100.0%	0	0.0%	0	0.0%	28	73	N/A	N/A	73	\$358,750	N/A	N/A	\$358,750
White City	15	100.0%	0	0.0%	0	0.0%	15	52	N/A	N/A	52	\$325,000	N/A	N/A	\$325,000
Eagle Point	20	100.0%	0	0.0%	0	0.0%	20	79	N/A	N/A	79	\$393,500	N/A	N/A	\$393,500
Shady Cove	8	100.0%	0	0.0%	0	0.0%	8	57	N/A	N/A	57	\$244,000	N/A	N/A	\$244,000
Gold Hill & Rogue River	11	100.0%	0	0.0%	0	0.0%	11	71	N/A	N/A	71	\$310,000	N/A	N/A	\$310,000
URBAN TOTALS	296	98.7%	4	1.3%	0	0.0%	300	65	66	N/A	65	\$385,000	\$242,000	N/A	\$381,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 01/31/23							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	68	100.0%	0	0.0%	0	0.0%	68
Talent	24	96.0%	1	4.0%	0	0.0%	25
Phoenix	10	100.0%	0	0.0%	0	0.0%	10
Jacksonville	18	100.0%	0	0.0%	0	0.0%	18
Northwest Medford	13	100.0%	0	0.0%	0	0.0%	13
West Medford	21	95.5%	1	4.5%	0	0.0%	22
Southwest Medford	15	93.8%	1	6.3%	0	0.0%	16
East Medford	87	98.9%	1	1.1%	0	0.0%	88
Central Point	18	100.0%	0	0.0%	0	0.0%	18
White City	8	88.9%	0	0.0%	1	11.1%	9
Eagle Point	28	96.6%	1	3.4%	0	0.0%	29
Shady Cove	8	100.0%	0	0.0%	0	0.0%	8
Gold Hill & Rogue River	0	0.0%	0	0.0%	0	0.0%	0
Rural	203	98.5%	3	1.5%	0	0.0%	206
COUNTY TOTALS	521	98.3%	8	1.5%	1	0.2%	530

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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