



JACKSON CO EXISTING URBAN HOME SALES - December 1, 2022 through February 28, 2023

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				Feb 2022 vs Feb 2023		
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	112	46	49	56	\$422,175	\$521,824	\$541,625	28.3%	3.8%	\$520,000	\$495,000
Talent	12	7	26	45	\$281,000	\$485,000	\$436,000	55.2%	-10.1%	N/A	N/A
Phoenix	7	6	19	67	\$248,750	\$410,000	\$375,428	50.9%	-8.4%	N/A	\$334,500
Jacksonville	8	9	50	95	\$395,000	\$500,000	\$495,000	25.3%	-1.0%	N/A	N/A
Northwest Medford	22	16	34	60	\$229,900	\$338,000	\$367,500	59.9%	8.7%	\$399,000	\$367,500
West Medford	55	23	38	62	\$186,000	\$285,000	\$299,000	60.8%	4.9%	\$309,750	\$318,000
Southwest Medford	34	15	25	50	\$260,000	\$380,000	\$371,250	42.8%	-2.3%	\$390,000	\$380,000
East Medford	211	91	38	77	\$291,800	\$410,000	\$413,000	41.5%	0.7%	\$440,000	\$407,500
Central Point	78	27	28	76	\$257,500	\$349,000	\$320,000	24.3%	-8.3%	\$345,000	\$300,000
White City	18	12	16	49	\$204,050	\$330,000	\$327,000	60.3%	-0.9%	\$353,500	N/A
Eagle Point	41	20	25	81	\$289,000	\$390,000	\$398,500	37.9%	2.2%	\$385,000	\$385,000
Shady Cove	13	7	56	67	\$242,250	\$362,500	\$233,000	-3.8%	-35.7%	N/A	N/A
Gold Hill & Rogue River	16	7	44	81	\$194,000	\$305,000	\$250,000	28.9%	-18.0%	\$294,950	N/A
URBAN TOTALS	627	286	36	68	\$270,000	\$395,000	\$381,500	41.3%	-3.4%	\$408,250	\$391,250

JACKSON CO NEW URBAN HOME SALES - December 1, 2022 through February 28, 2023

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				Feb 2022 vs Feb 2023		
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	0	36	N/A	\$459,000	\$530,016	N/A	N/A	N/A	N/A	N/A
Talent	9	5	21	57	N/A	\$435,000	\$480,000	N/A	10.3%	N/A	N/A
Phoenix	1	5	N/A	23	N/A	N/A	\$286,000	N/A	N/A	N/A	\$286,000
Jacksonville	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	7	3	14	25	N/A	\$359,900	N/A	N/A	N/A	\$359,900	N/A
West Medford	2	3	N/A	135	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	10	6	48	44	\$298,000	\$362,000	\$387,450	30.0%	7.0%	N/A	N/A
East Medford	36	27	28	95	\$359,900	\$502,500	\$522,000	45.0%	3.9%	\$535,200	\$519,990
Central Point	5	0	51	N/A	\$368,500	\$504,272	N/A	N/A	N/A	N/A	N/A
White City	4	1	76	N/A	\$250,000	\$244,400	N/A	N/A	N/A	N/A	N/A
Eagle Point	13	8	53	113	\$298,450	\$415,000	\$419,900	40.7%	1.2%	\$415,000	N/A
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	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	93	60	35	81	\$319,349	\$445,000	\$447,450	40.1%	0.6%	\$423,321	\$445,000

JACKSON CO RURAL HOME SALES - December 1, 2022 through February 28, 2023

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				Feb 2022 vs Feb 2023		
	# 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	96	47	56	90	\$410,000	\$579,750	\$485,000	18.3%	-16.3%	\$640,000	\$462,000
5 - 10 Acres	38	21	61	125	\$490,000	\$627,250	\$775,000	58.2%	23.6%	\$800,000	\$775,000
Over 10 Acres	21	19	61	122	\$490,000	\$850,000	\$644,500	31.5%	-24.2%	\$913,000	N/A
RURAL TOTALS	155	87	58	106	\$446,000	\$610,000	\$575,000	28.9%	-5.7%	\$735,000	\$524,500

RESIDENTIAL INVENTORY

Area	Active As Of 02/28/22	Active As Of 02/28/23	% Change
Ashland	56	70	25.0%
Talent	18	24	33.3%
Phoenix	6	11	83.3%
Jacksonville	8	17	112.5%
Northwest Medford	2	10	400.0%
West Medford	19	19	0.0%
Southwest Medford	21	15	-28.6%
East Medford	75	81	8.0%
Central Point	11	15	36.4%
White City	8	8	0.0%
Eagle Point	28	29	3.6%
Shady Cove	11	4	-63.6%
Gold Hill & Rogue River	3	0	0.0%
Rural	145	199	37.2%
JACKSON COUNTY TOTALS	411	502	22.1%

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 - December 1, 2022 through February 28, 2023

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28			Feb 2022 vs Feb 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2022	Median \$ 2023	1-year % Change	Median \$	Median \$
Ashland	0	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	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	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	0	1	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	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2022 through February 28, 2023

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 28							Dec 1 - Feb 28				Dec 1 - Feb 28			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	46	100.0%	0	0.0%	0	0.0%	46	56	N/A	N/A	56	\$541,625	N/A	N/A	\$541,625
Talent	7	100.0%	0	0.0%	0	0.0%	7	45	N/A	N/A	45	\$436,000	N/A	N/A	\$436,000
Phoenix	5	83.3%	1	16.7%	0	0.0%	6	77	N/A	N/A	67	\$375,856	N/A	N/A	\$375,428
Jacksonville	9	100.0%	0	0.0%	0	0.0%	9	95	N/A	N/A	95	\$495,000	N/A	N/A	\$495,000
Northwest Medford	16	100.0%	0	0.0%	0	0.0%	16	60	N/A	N/A	60	\$367,500	N/A	N/A	\$367,500
West Medford	23	100.0%	0	0.0%	0	0.0%	23	62	N/A	N/A	62	\$299,000	N/A	N/A	\$299,000
Southwest Medford	15	100.0%	0	0.0%	0	0.0%	15	50	N/A	N/A	50	\$371,250	N/A	N/A	\$371,250
East Medford	90	98.9%	1	1.1%	0	0.0%	91	77	N/A	N/A	77	\$414,000	N/A	N/A	\$413,000
Central Point	27	100.0%	0	0.0%	0	0.0%	27	76	N/A	N/A	76	\$320,000	N/A	N/A	\$320,000
White City	12	100.0%	0	0.0%	0	0.0%	12	49	N/A	N/A	49	\$327,000	N/A	N/A	\$327,000
Eagle Point	20	100.0%	0	0.0%	0	0.0%	20	81	N/A	N/A	81	\$398,500	N/A	N/A	\$398,500
Shady Cove	7	100.0%	0	0.0%	0	0.0%	7	67	N/A	N/A	67	\$233,000	N/A	N/A	\$233,000
Gold Hill & Rogue River	7	100.0%	0	0.0%	0	0.0%	7	81	N/A	N/A	81	\$250,000	N/A	N/A	\$250,000
URBAN TOTALS	284	99.3%	2	0.7%	0	0.0%	286	69	N/A	N/A	68	\$383,250	N/A	N/A	\$381,500

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 02/28/23

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	69	98.6%	0	0.0%	1	1.4%	70
Talent	24	100.0%	0	0.0%	0	0.0%	24
Phoenix	11	100.0%	0	0.0%	0	0.0%	11
Jacksonville	17	100.0%	0	0.0%	0	0.0%	17
Northwest Medford	9	90.0%	1	10.0%	0	0.0%	10
West Medford	18	94.7%	1	5.3%	0	0.0%	19
Southwest Medford	14	93.3%	1	6.7%	0	0.0%	15
East Medford	79	97.5%	2	2.5%	0	0.0%	81
Central Point	15	100.0%	0	0.0%	0	0.0%	15
White City	8	100.0%	0	0.0%	0	0.0%	8
Eagle Point	29	100.0%	0	0.0%	0	0.0%	29
Shady Cove	4	100.0%	0	0.0%	0	0.0%	4
Gold Hill & Rogue River	0	0.0%	0	0.0%	0	0.0%	0
Rural	197	99.0%	2	1.0%	0	0.0%	199
COUNTY TOTALS	494	98.4%	7	1.4%	1	0.2%	502

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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