



JACKSON CO EXISTING URBAN HOME SALES - January 1, 2023 through March 31, 2023											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2022 vs Mar 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	110	61	45	56	\$442,500	\$526,450	\$590,000	33.3%	12.1%	\$585,000	\$513,500
Talent	15	10	17	29	\$283,000	\$390,000	\$476,000	68.2%	22.1%	\$390,000	\$476,000
Phoenix	10	6	27	55	\$262,000	\$415,250	\$377,500	44.1%	-9.1%	\$432,000	N/A
Jacksonville	10	9	46	78	\$405,000	\$592,500	\$495,000	22.2%	-16.5%	\$601,000	N/A
Northwest Medford	25	19	30	49	\$233,325	\$350,000	\$365,000	56.4%	4.3%	\$357,500	\$326,500
West Medford	59	25	36	63	\$195,500	\$298,000	\$305,000	56.0%	2.3%	\$300,000	\$263,000
Southwest Medford	37	16	35	52	\$260,000	\$395,000	\$354,500	36.3%	-10.3%	\$397,500	\$343,500
East Medford	197	104	42	66	\$300,000	\$423,500	\$409,500	36.5%	-3.3%	\$424,250	\$425,000
Central Point	84	35	21	73	\$259,000	\$353,000	\$355,000	37.1%	0.6%	\$365,000	\$357,000
White City	28	10	13	25	\$207,000	\$326,500	\$310,000	49.8%	-5.1%	\$326,000	\$306,000
Eagle Point	52	25	24	61	\$289,900	\$395,000	\$385,000	32.8%	-2.5%	\$392,625	\$391,500
Shady Cove	13	7	65	73	\$240,000	\$370,000	\$380,000	58.3%	2.7%	\$375,000	\$380,000
Gold Hill & Rogue River	17	3	40	53	\$193,000	\$399,900	N/A	N/A	N/A	\$400,000	N/A
<b>URBAN TOTALS</b>	<b>657</b>	<b>330</b>	<b>36</b>	<b>61</b>	<b>\$275,000</b>	<b>\$397,500</b>	<b>\$389,500</b>	<b>41.6%</b>	<b>-2.0%</b>	<b>\$399,000</b>	<b>\$390,000</b>

JACKSON CO NEW URBAN HOME SALES - January 1, 2023 through March 31, 2023											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2022 vs Mar 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	6	3	97	9	\$429,000	\$647,543	\$389,900	-9.1%	-39.8%	N/A	\$389,900
Talent	7	3	51	8	N/A	\$405,000	N/A	N/A	N/A	N/A	N/A
Phoenix	2	6	N/A	21	N/A	N/A	\$292,950	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	17	36	N/A	\$367,400	N/A	N/A	N/A	\$374,900	N/A
West Medford	2	4	N/A	154	N/A	N/A	\$367,000	N/A	N/A	N/A	N/A
Southwest Medford	6	6	3	44	\$305,900	\$337,900	\$387,450	26.7%	14.7%	N/A	N/A
East Medford	37	36	11	95	\$389,975	\$484,789	\$550,350	41.1%	13.5%	\$476,894	\$550,350
Central Point	7	2	86	N/A	\$352,000	\$471,685	N/A	N/A	N/A	\$473,293	N/A
White City	4	2	75	70	\$250,000	\$244,900	\$289,900	16.0%	18.4%	N/A	N/A
Eagle Point	14	5	64	132	\$350,450	\$415,000	\$419,900	19.8%	1.2%	\$457,000	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	2	0	N/A	N/A	\$229,050	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>94</b>	<b>71</b>	<b>39</b>	<b>77</b>	<b>\$331,872</b>	<b>\$447,528</b>	<b>\$449,900</b>	<b>35.6%</b>	<b>0.5%</b>	<b>\$461,175</b>	<b>\$469,990</b>

JACKSON CO RURAL HOME SALES - January 1, 2023 through March 31, 2023											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2022 vs Mar 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	88	42	52	82	\$350,000	\$599,450	\$503,750	43.9%	-16.0%	\$597,500	\$541,100
5 - 10 Acres	31	20	62	118	\$565,400	\$637,900	\$750,000	32.6%	17.6%	\$580,000	\$725,000
Over 10 Acres	25	18	80	107	\$502,500	\$773,500	\$673,750	34.1%	-12.9%	\$737,750	\$666,250
<b>RURAL TOTALS</b>	<b>144</b>	<b>80</b>	<b>59</b>	<b>96</b>	<b>\$418,750</b>	<b>\$621,000</b>	<b>\$592,500</b>	<b>41.5%</b>	<b>-4.6%</b>	<b>\$615,000</b>	<b>\$645,000</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 03/31/22	Active As Of 03/31/23	% Change
Ashland	67	86	28.4%
Talent	15	21	40.0%
Phoenix	8	12	50.0%
Jacksonville	5	17	240.0%
Northwest Medford	3	5	66.7%
West Medford	20	22	10.0%
Southwest Medford	20	13	-35.0%
East Medford	62	71	14.5%
Central Point	17	18	5.9%
White City	13	18	38.5%
Eagle Point	33	32	-3.0%
Shady Cove	13	7	-46.2%
Gold Hill & Rogue River	2	2	0.0%
Rural	169	202	19.5%
<b>JACKSON COUNTY TOTALS</b>	<b>447</b>	<b>526</b>	<b>17.7%</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 - January 1, 2023 through March 31, 2023**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31			Mar 2022 vs Mar 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	1	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	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Central Point	0	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	1	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
<b>URBAN TOTALS</b>	<b>2</b>	<b>5</b>	<b>N/A</b>	<b>73</b>	<b>N/A</b>	<b>\$241,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

**JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - January 1, 2023 through March 31, 2023**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Mar 31							Jan 1 - Mar 31				Jan 1 - Mar 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	61	100.0%	0	0.0%	0	0.0%	61	56	N/A	N/A	56	\$590,000	N/A	N/A	\$590,000
Talent	9	90.0%	1	10.0%	0	0.0%	10	31	N/A	N/A	29	\$502,000	N/A	N/A	\$476,000
Phoenix	5	83.3%	1	16.7%	0	0.0%	6	63	N/A	N/A	55	\$380,000	N/A	N/A	\$377,500
Jacksonville	9	100.0%	0	0.0%	0	0.0%	9	78	N/A	N/A	78	\$495,000	N/A	N/A	\$495,000
Northwest Medford	19	100.0%	0	0.0%	0	0.0%	19	49	N/A	N/A	49	\$365,000	N/A	N/A	\$365,000
West Medford	25	100.0%	0	0.0%	0	0.0%	25	63	N/A	N/A	63	\$305,000	N/A	N/A	\$305,000
Southwest Medford	16	100.0%	0	0.0%	0	0.0%	16	52	N/A	N/A	52	\$354,500	N/A	N/A	\$354,500
East Medford	102	98.1%	2	1.9%	0	0.0%	104	65	N/A	N/A	66	\$414,000	N/A	N/A	\$409,500
Central Point	35	100.0%	0	0.0%	0	0.0%	35	73	N/A	N/A	73	\$355,000	N/A	N/A	\$355,000
White City	10	100.0%	0	0.0%	0	0.0%	10	25	N/A	N/A	25	\$310,000	N/A	N/A	\$310,000
Eagle Point	24	96.0%	1	4.0%	0	0.0%	25	58	N/A	N/A	61	\$384,000	N/A	N/A	\$385,000
Shady Cove	7	100.0%	0	0.0%	0	0.0%	7	73	N/A	N/A	73	\$380,000	N/A	N/A	\$380,000
Gold Hill & Rogue River	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
<b>URBAN TOTALS</b>	<b>325</b>	<b>98.5%</b>	<b>5</b>	<b>1.5%</b>	<b>0</b>	<b>0.0%</b>	<b>330</b>	<b>60</b>	<b>73</b>	<b>N/A</b>	<b>61</b>	<b>\$390,000</b>	<b>\$241,500</b>	<b>N/A</b>	<b>\$389,500</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 03/31/23**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	86	100.0%	0	0.0%	0	0.0%	86
Talent	21	100.0%	0	0.0%	0	0.0%	21
Phoenix	12	100.0%	0	0.0%	0	0.0%	12
Jacksonville	17	100.0%	0	0.0%	0	0.0%	17
Northwest Medford	4	80.0%	1	20.0%	0	0.0%	5
West Medford	22	100.0%	0	0.0%	0	0.0%	22
Southwest Medford	12	92.3%	1	7.7%	0	0.0%	13
East Medford	70	98.6%	1	1.4%	0	0.0%	71
Central Point	18	100.0%	0	0.0%	0	0.0%	18
White City	18	100.0%	0	0.0%	0	0.0%	18
Eagle Point	32	100.0%	0	0.0%	0	0.0%	32
Shady Cove	7	100.0%	0	0.0%	0	0.0%	7
Gold Hill & Rogue River	2	100.0%	0	0.0%	0	0.0%	2
Rural	197	97.5%	5	2.5%	0	0.0%	202
<b>COUNTY TOTALS</b>	<b>518</b>	<b>98.5%</b>	<b>8</b>	<b>1.5%</b>	<b>0</b>	<b>0.0%</b>	<b>526</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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