



JACKSON CO EXISTING URBAN HOME SALES - February 1, 2023 through April 30, 2023											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2022 vs Apr 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	129	63	39	43	\$425,500	\$595,000	\$496,000	16.6%	-16.6%	\$658,250	\$518,000
Talent	19	11	21	42	\$280,000	\$399,000	\$450,000	60.7%	12.8%	\$466,500	N/A
Phoenix	10	8	26	43	\$263,500	\$432,000	\$377,500	43.3%	-12.6%	N/A	\$422,500
Jacksonville	14	8	58	71	\$485,810	\$551,000	\$665,000	36.9%	20.7%	\$485,000	\$665,000
Northwest Medford	30	20	24	54	\$235,000	\$352,500	\$336,250	43.1%	-4.6%	\$326,000	\$317,500
West Medford	55	29	43	49	\$195,250	\$303,000	\$287,000	47.0%	-5.3%	\$321,000	\$279,500
Southwest Medford	42	20	30	43	\$259,700	\$395,000	\$363,500	40.0%	-8.0%	\$395,000	\$356,500
East Medford	233	128	41	59	\$300,000	\$439,000	\$432,500	44.2%	-1.5%	\$450,000	\$440,000
Central Point	78	40	22	57	\$272,000	\$360,000	\$353,500	30.0%	-1.8%	\$363,750	\$350,000
White City	34	19	12	18	\$221,500	\$326,500	\$306,000	38.1%	-6.3%	\$328,000	\$300,000
Eagle Point	57	29	15	53	\$300,000	\$400,000	\$385,000	28.3%	-3.8%	\$472,000	\$309,450
Shady Cove	13	13	45	70	\$252,500	\$380,000	\$350,000	38.6%	-7.9%	N/A	\$319,500
Gold Hill & Rogue River	14	3	26	60	\$184,816	\$389,950	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	728	391	33	52	\$274,200	\$408,500	\$390,000	42.2%	-4.5%	\$422,500	\$397,500

JACKSON CO NEW URBAN HOME SALES - February 1, 2023 through April 30, 2023											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2022 vs Apr 2023	
	# Sold 2022	# Sold 2023	Average 2022	Average 2023	Median \$ 2018	Median \$ 2022	Median \$ 2023	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	6	89	7	\$429,000	\$701,377	\$434,950	1.4%	-38.0%	N/A	N/A
Talent	3	5	89	130	N/A	N/A	\$444,400	N/A	N/A	N/A	N/A
Phoenix	2	7	N/A	24	N/A	N/A	\$299,900	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	4	4	21	45	N/A	\$367,400	\$357,450	N/A	-2.7%	N/A	N/A
West Medford	3	4	35	198	N/A	N/A	\$382,000	N/A	N/A	N/A	N/A
Southwest Medford	7	4	74	128	\$302,500	\$337,900	\$432,500	43.0%	28.0%	N/A	N/A
East Medford	46	37	13	91	\$389,900	\$496,639	\$567,000	45.4%	14.2%	\$498,971	\$584,500
Central Point	9	2	46	N/A	\$319,000	\$471,685	N/A	N/A	N/A	\$551,860	N/A
White City	5	3	9	106	\$249,950	\$249,900	N/A	N/A	N/A	N/A	\$329,500
Eagle Point	18	5	72	159	\$356,900	\$467,500	\$419,900	17.7%	-10.2%	\$516,863	\$468,575
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	\$231,200	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	105	78	39	89	\$333,545	\$452,561	\$455,367	36.5%	0.6%	\$480,163	\$480,000

JACKSON CO RURAL HOME SALES - February 1, 2023 through April 30, 2023											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2022 vs Apr 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	93	46	48	70	\$352,000	\$610,000	\$497,500	41.3%	-18.4%	\$581,100	\$530,000
5 - 10 Acres	34	16	62	100	\$555,000	\$737,500	\$767,500	38.3%	4.1%	\$750,000	N/A
Over 10 Acres	30	16	87	81	\$588,000	\$701,000	\$622,500	5.9%	-11.2%	\$655,000	\$595,000
RURAL TOTALS	157	78	58	79	\$425,000	\$655,000	\$550,000	29.4%	-16.0%	\$655,000	\$572,000

RESIDENTIAL INVENTORY			
Area	Active As Of 04/30/22	Active As Of 04/30/23	% Change
Ashland	71	96	35.2%
Talent	18	22	22.2%
Phoenix	8	11	37.5%
Jacksonville	14	13	-7.1%
Northwest Medford	7	11	57.1%
West Medford	24	27	12.5%
Southwest Medford	18	17	-5.6%
East Medford	100	84	-16.0%
Central Point	25	25	0.0%
White City	8	16	100.0%
Eagle Point	28	33	17.9%
Shady Cove	18	11	-38.9%
Gold Hill & Rogue River	2	3	50.0%
Rural	212	230	8.5%
JACKSON COUNTY TOTALS	553	599	8.3%

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 - February 1, 2023 through April 30, 2023

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2022 vs Apr 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	2	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	1	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	0	1	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
URBAN TOTALS	3	8	164	61	N/A	\$257,250	N/A	N/A	\$257,250

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - February 1, 2023 through April 30, 2023

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	63	100.0%	0	0.0%	0	0.0%	63	43	N/A	N/A	43	\$496,000	N/A	N/A	\$496,000
Talent	9	81.8%	2	18.2%	0	0.0%	11	44	N/A	N/A	42	\$502,000	N/A	N/A	\$450,000
Phoenix	7	87.5%	1	12.5%	0	0.0%	8	48	N/A	N/A	43	\$380,000	N/A	N/A	\$377,500
Jacksonville	8	100.0%	0	0.0%	0	0.0%	8	71	N/A	N/A	71	\$665,000	N/A	N/A	\$665,000
Northwest Medford	20	100.0%	0	0.0%	0	0.0%	20	54	N/A	N/A	54	\$336,250	N/A	N/A	\$336,250
West Medford	28	96.6%	1	3.4%	0	0.0%	29	48	N/A	N/A	49	\$292,500	N/A	N/A	\$287,000
Southwest Medford	20	100.0%	0	0.0%	0	0.0%	20	43	N/A	N/A	43	\$363,500	N/A	N/A	\$363,500
East Medford	126	98.4%	2	1.6%	0	0.0%	128	58	N/A	N/A	59	\$436,000	N/A	N/A	\$432,500
Central Point	40	100.0%	0	0.0%	0	0.0%	40	57	N/A	N/A	57	\$353,500	N/A	N/A	\$353,500
White City	18	94.7%	0	0.0%	1	5.3%	19	18	N/A	N/A	18	\$307,000	N/A	N/A	\$306,000
Eagle Point	28	96.6%	1	3.4%	0	0.0%	29	51	N/A	N/A	53	\$384,000	N/A	N/A	\$385,000
Shady Cove	13	100.0%	0	0.0%	0	0.0%	13	70	N/A	N/A	70	\$350,000	N/A	N/A	\$350,000
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
URBAN TOTALS	383	98.0%	7	1.8%	1	0.3%	391	52	68	N/A	52	\$392,500	\$245,000	N/A	\$390,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 04/30/23

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	96	100.0%	0	0.0%	0	0.0%	96
Talent	22	100.0%	0	0.0%	0	0.0%	22
Phoenix	11	100.0%	0	0.0%	0	0.0%	11
Jacksonville	13	100.0%	0	0.0%	0	0.0%	13
Northwest Medford	11	100.0%	0	0.0%	0	0.0%	11
West Medford	27	100.0%	0	0.0%	0	0.0%	27
Southwest Medford	17	100.0%	0	0.0%	0	0.0%	17
East Medford	82	97.6%	2	2.4%	0	0.0%	84
Central Point	25	100.0%	0	0.0%	0	0.0%	25
White City	16	100.0%	0	0.0%	0	0.0%	16
Eagle Point	31	93.9%	2	6.1%	0	0.0%	33
Shady Cove	11	100.0%	0	0.0%	0	0.0%	11
Gold Hill & Rogue River	3	100.0%	0	0.0%	0	0.0%	3
Rural	225	97.8%	5	2.2%	0	0.0%	230
COUNTY TOTALS	590	98.5%	9	1.5%	0	0.0%	599

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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