

# Jackson County Residential Statistics as of May 31, 2023

JACKSON CO EXISTING HOMES - March 1, 2023 through May 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	133	78	9	12	\$535,000	\$585,000	\$528,000	-1.3%	-9.7%
Talent	25	13	9	11	\$375,000	\$408,000	\$405,000	8.0%	-0.7%
Phoenix	14	10	14	6	\$365,000	\$422,000	\$414,750	13.6%	-1.7%
Jacksonville	17	14	8	31	\$565,000	\$569,000	\$662,500	17.3%	16.4%
Medford (97501)	143	81	6	13	\$312,000	\$355,000	\$315,000	1.0%	-11.3%
Medford (97504)	238	130	6	26	\$410,000	\$437,250	\$439,500	7.2%	0.5%
Central Point	87	49	5	10	\$353,000	\$375,000	\$360,000	2.0%	-4.0%
White City	49	26	4	11	\$290,000	\$325,000	\$305,457	5.3%	-6.0%
Eagle Point	59	32	7	11	\$405,000	\$425,000	\$411,500	1.6%	-3.2%
Shady Cove	14	12	27	51	\$354,550	\$384,500	\$353,500	-0.3%	-8.1%
Gold Hill & Rogue River	18	7	5	14	\$304,000	\$377,500	\$368,000	21.1%	-2.5%
<b>TOTALS</b>	<b>798</b>	<b>456</b>	<b>6</b>	<b>14</b>	<b>\$380,000</b>	<b>\$410,000</b>	<b>\$397,495</b>	<b>4.6%</b>	<b>-3.1%</b>

JACKSON CO NEW CONSTRUCTION - March 1, 2023 through May 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	6	6	101	6	\$614,900	\$753,500	\$389,900	-36.6%	-48.3%
Talent	3	5	109	162	N/A	N/A	\$409,000	N/A	N/A
Phoenix	3	7	81	20	N/A	N/A	\$289,424	N/A	N/A
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	12	7	26	117	\$341,400	\$343,950	\$415,000	21.6%	20.7%
Medford (97504)	39	36	20	78	\$448,700	\$495,326	\$568,750	26.8%	14.8%
Central Point	10	3	11	28	\$395,000	\$504,468	N/A	N/A	N/A
White City	3	4	2	109	\$220,497	N/A	\$311,200	41.1%	N/A
Eagle Point	17	7	45	180	\$430,475	\$500,000	\$535,000	24.3%	7.0%
Shady Cove	0	1	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>TOTALS</b>	<b>95</b>	<b>76</b>	<b>34</b>	<b>87</b>	<b>\$419,231</b>	<b>\$471,685</b>	<b>\$447,609</b>	<b>6.8%</b>	<b>-5.1%</b>

JACKSON CO RURAL HOMES - March 1, 2023 through May 31, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	90	49	12	31	\$500,000	\$578,050	\$510,000	2.0%	-11.8%
5 - 10 Acres	39	18	12	25	\$650,000	\$630,000	\$677,500	4.2%	7.5%
Over 10 Acres	35	29	28	57	\$780,000	\$720,000	\$746,800	-4.3%	3.7%
<b>TOTALS</b>	<b>164</b>	<b>96</b>	<b>15</b>	<b>38</b>	<b>\$590,000</b>	<b>\$643,000</b>	<b>\$636,800</b>	<b>7.9%</b>	<b>-1.0%</b>

JACKSON CO IN PARK MOBILE HOMES - March 1, 2023 through May 31, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	14	17	16	25	\$39,000	\$76,500	\$55,000	41.0%	-28.1%
Double Wide	40	37	20	59	\$116,500	\$125,000	\$128,500	10.3%	2.8%
<b>TOTALS</b>	<b>54</b>	<b>54</b>	<b>19</b>	<b>51</b>	<b>\$100,250</b>	<b>\$120,500</b>	<b>\$95,850</b>	<b>-4.4%</b>	<b>-20.5%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 05/31/22	Active 05/31/23	Change
Ashland	106	105	-0.9%
Talent	24	20	-16.7%
Phoenix	16	8	-50.0%
Jacksonville	10	16	60.0%
Medford (97501)	65	57	-12.3%
Medford (97504)	110	91	-17.3%
Central Point	24	30	25.0%
White City	3	17	466.7%
Eagle Point	30	37	23.3%
Shady Cove	18	14	-22.2%
Gold Hill & Rogue River	13	12	-7.7%
Rural	240	266	10.8%
<b>TOTALS</b>	<b>659</b>	<b>673</b>	<b>2.1%</b>

Existing and New Construction statistics include Single Family Residential, Townhomes, and Condominiums within Urban Growth Boundaries. In Park Mobile Homes are considered personal property and do not include land.

Median prices reflect broad market trends and are not a measure of value for individual properties.

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