

# Jackson County Residential Statistics as of June 30, 2023

JACKSON CO EXISTING HOMES - April 1, 2023 through June 30, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	128	79	10	20	\$558,250	\$597,000	\$538,400	-3.6%	-9.8%
Talent	20	14	14	7	\$415,000	\$448,250	\$372,000	-10.4%	-17.0%
Phoenix	13	14	23	10	\$360,000	\$405,000	\$419,750	16.6%	3.6%
Jacksonville	20	19	10	16	\$590,000	\$625,100	\$680,000	15.3%	8.8%
Medford (97501)	131	86	6	13	\$318,000	\$360,000	\$335,000	5.3%	-6.9%
Medford (97504)	244	132	6	18	\$420,000	\$445,500	\$449,000	6.9%	0.8%
Central Point	87	51	5	9	\$371,250	\$385,000	\$375,000	1.0%	-2.6%
White City	45	29	5	11	\$302,500	\$325,000	\$307,000	1.5%	-5.5%
Eagle Point	53	32	6	7	\$422,500	\$468,500	\$397,500	-5.9%	-15.2%
Shady Cove	13	10	22	9	\$345,000	\$400,000	\$343,250	-0.5%	-14.2%
Gold Hill & Rogue River	15	15	4	14	\$322,000	\$365,000	\$280,000	-13.0%	-23.3%
<b>TOTALS</b>	<b>769</b>	<b>489</b>	<b>7</b>	<b>12</b>	<b>\$387,500</b>	<b>\$424,000</b>	<b>\$400,000</b>	<b>3.2%</b>	<b>-5.7%</b>

JACKSON CO NEW CONSTRUCTION - April 1, 2023 through June 30, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	7	6	149	138	\$614,900	\$701,377	\$667,063	8.5%	-4.9%
Talent	3	6	77	199	N/A	N/A	\$406,950	N/A	N/A
Phoenix	1	10	N/A	40	N/A	N/A	\$381,000	N/A	N/A
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	16	7	54	83	\$347,000	\$343,950	\$420,000	21.0%	22.1%
Medford (97504)	37	33	20	69	\$449,900	\$499,990	\$575,000	27.8%	15.0%
Central Point	7	1	7	N/A	\$423,070	\$534,035	N/A	N/A	N/A
White City	7	5	3	100	\$250,000	\$318,000	\$329,500	31.8%	3.6%
Eagle Point	18	8	33	163	\$440,000	\$519,100	\$526,250	19.6%	1.4%
Shady Cove	1	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>97</b>	<b>77</b>	<b>36</b>	<b>96</b>	<b>\$413,217</b>	<b>\$454,736</b>	<b>\$425,807</b>	<b>3.0%</b>	<b>-6.4%</b>

JACKSON CO RURAL HOMES - April 1, 2023 through June 30, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	85	63	13	14	\$555,900	\$600,000	\$570,000	2.5%	-5.0%
5 - 10 Acres	41	19	12	18	\$683,632	\$725,000	\$750,000	9.7%	3.4%
Over 10 Acres	40	33	27	57	\$775,000	\$725,000	\$746,800	-3.6%	3.0%
<b>TOTALS</b>	<b>166</b>	<b>115</b>	<b>19</b>	<b>26</b>	<b>\$600,000</b>	<b>\$655,000</b>	<b>\$640,000</b>	<b>6.7%</b>	<b>-2.3%</b>

JACKSON CO IN PARK MOBILE HOMES - April 1, 2023 through June 30, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	13	17	17	35	\$37,550	\$65,000	\$61,000	62.5%	-6.2%
Double Wide	40	29	20	31	\$107,500	\$129,000	\$109,000	1.4%	-15.5%
<b>TOTALS</b>	<b>53</b>	<b>46</b>	<b>18</b>	<b>33</b>	<b>\$94,950</b>	<b>\$125,000</b>	<b>\$86,500</b>	<b>-8.9%</b>	<b>-30.8%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 06/30/22	Active 06/30/23	Change
Ashland	108	108	0.0%
Talent	26	20	-23.1%
Phoenix	16	9	-43.8%
Jacksonville	14	19	35.7%
Medford (97501)	87	60	-31.0%
Medford (97504)	142	101	-28.9%
Central Point	30	29	-3.3%
White City	7	23	228.6%
Eagle Point	33	34	3.0%
Shady Cove	17	18	5.9%
Gold Hill & Rogue River	14	18	28.6%
Rural	283	297	4.9%
<b>TOTALS</b>	<b>777</b>	<b>736</b>	<b>-5.3%</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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