Jackson County Residential Statistics as of July 31, 2023

JACKSON CO EXISTING HOMES - May 1, 2023 through July 31, 2023

URBAN GROWTH BOUNDARY	ACTIVITY May 1 - Jul 31		CUMULATIVE DOM May 1 - Jul 31		PRICING May 1 - Jul 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	126	95	14	23	$535,000	$563,500	$530,000	-0.9%	-5.9%
Talent	21	17	11	6	$415,000	$415,000	$390,000	-6.0%	-6.0%
Phoenix	17	14	23	20	$371,000	$405,000	$419,750	13.1%	3.6%
Jacksonville	14	19	22	12	$650,000	$670,100	$585,488	-9.9%	-12.6%
Medford (97501)	113	93	7	13	$318,000	$348,000	$340,000	6.9%	-2.3%
Medford (97504)	213	129	7	13	$400,000	$446,000	$450,000	12.5%	0.9%
Central Point	89	53	6	9	$370,000	$390,000	$385,000	4.1%	-1.3%
White City	41	25	5	15	$305,000	$335,000	$310,000	1.6%	-7.5%
Eagle Point	51	29	9	8	$410,000	$460,000	$399,000	-2.7%	-13.3%
Shady Cove	13	9	27	8	$345,000	$399,000	$325,000	-5.8%	-18.5%
Gold Hill & Rogue River	17	18	4	12	$325,000	$315,000	$322,500	-0.8%	2.4%
TOTALS	715	505	8	12	$382,500	$422,800	$405,000	5.9%	-4.2%

JACKSON CO NEW CONSTRUCTION - May 1, 2023 through July 31, 2023

URBAN GROWTH BOUNDARY	ACTIVITY May 1 - Jul 31		CUMULATIVE DOM May 1 - Jul 31		PRICING May 1 - Jul 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	7	5	131	188	$682,500	$439,900	$659,900	-3.3%	50.0%
Talent	6	6	57	135	N/A	$435,000	$409,900	N/A	-5.8%
Phoenix	1	10	N/A	38	N/A	N/A	$336,000	N/A	N/A
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	19	7	56	18	$354,000	$365,000	$380,000	7.3%	4.1%
Medford (97504)	29	29	26	51	$458,500	$509,184	$431,957	-5.8%	-15.2%
Central Point	5	1	12	N/A	$439,000	$534,035	N/A	N/A	N/A
White City	9	5	16	80	$259,900	$314,900	$292,900	12.7%	-7.0%
Eagle Point	18	8	37	143	$433,485	$567,500	$471,992	8.9%	-16.8%
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
TOTALS	95	72	41	77	$411,000	$455,046	$419,945	2.2%	-7.7%

JACKSON CO RURAL HOMES - May 1, 2023 through July 31, 2023

ACREAGE	ACTIVITY May 1 - Jul 31		CUMULATIVE DOM May 1 - Jul 31		PRICING May 1 - Jul 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	85	72	19	21	$525,000	$566,500	$565,000	7.6%	-0.3%
5 - 10 Acres	41	25	14	18	$725,000	$685,000	$740,000	2.1%	8.0%
Over 10 Acres	38	40	23	47	$802,500	$787,500	$736,500	-8.2%	-6.5%
TOTALS	164	137	19	27	$627,500	$640,500	$610,000	-2.8%	-4.8%

JACKSON CO IN PARK MOBILE HOMES - May 1, 2023 through July 31, 2023

STYLE	ACTIVITY May 1 - Jul 31		CUMULATIVE DOM May 1 - Jul 31		PRICING May 1 - Jul 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	16	16	15	40	$44,000	$70,000	$70,000	59.1%	0.0%
Double Wide	39	33	29	44	$104,250	$130,000	$129,000	23.7%	-0.8%
TOTALS	55	49	25	44	$93,750	$125,000	$94,000	0.3%	-24.8%

RESIDENTIAL INVENTORY

COMMUNITY	Active 07/31/22	Active 07/31/23	Change
Ashland	101	109	7.9%
Talent	31	19	-38.7%
Phoenix	16	10	-37.5%
Jacksonville	20	20	0.0%
Medford (97501)	95	61	-35.8%
Medford (97504)	170	121	-28.8%
Central Point	53	24	-54.7%
White City	18	23	27.8%
Eagle Point	42	33	-21.4%
Shady Cove	17	16	-5.9%
Gold Hill & Rogue River	17	15	-11.8%
Rural	291	270	-7.2%
TOTALS	871	721	-17.2%

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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