

Jackson County Residential Statistics as of August 31, 2023

JACKSON CO EXISTING HOMES - June 1, 2023 through August 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	123	106	17	23	\$565,000	\$555,000	\$524,640	-7.1%	-5.5%
Talent	18	18	18	7	\$400,000	\$392,500	\$387,500	-3.1%	-1.3%
Phoenix	18	13	14	18	\$375,000	\$398,750	\$370,900	-1.1%	-7.0%
Jacksonville	14	13	25	12	\$655,000	\$582,500	\$680,000	3.8%	16.7%
Medford (97501)	97	91	10	16	\$311,500	\$345,000	\$349,900	12.3%	1.4%
Medford (97504)	208	144	12	14	\$400,000	\$455,000	\$450,000	12.5%	-1.1%
Central Point	81	52	8	14	\$365,000	\$386,000	\$405,000	11.0%	4.9%
White City	33	22	6	7	\$310,000	\$340,000	\$310,000	0.0%	-8.8%
Eagle Point	43	36	11	11	\$425,000	\$425,000	\$375,950	-11.5%	-11.5%
Shady Cove	13	13	21	8	\$360,000	\$400,000	\$325,000	-9.7%	-18.8%
Gold Hill & Rogue River	13	22	7	32	\$360,000	\$380,000	\$286,750	-20.3%	-24.5%
TOTALS	662	535	12	15	\$385,000	\$425,000	\$401,000	4.2%	-5.6%

JACKSON CO NEW CONSTRUCTION - June 1, 2023 through August 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	7	5	108	115	\$583,750	\$439,900	\$687,021	17.7%	56.2%
Talent	7	7	66	159	N/A	\$390,000	\$409,900	N/A	5.1%
Phoenix	2	9	N/A	52	N/A	N/A	\$315,000	N/A	N/A
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	14	7	60	32	\$350,000	\$392,950	\$380,000	8.6%	-3.3%
Medford (97504)	33	30	29	40	\$470,000	\$539,900	\$486,745	3.6%	-9.8%
Central Point	4	0	3	N/A	\$439,000	\$507,248	N/A	N/A	N/A
White City	10	5	15	69	\$259,450	\$312,400	\$350,000	34.9%	12.0%
Eagle Point	17	5	60	123	\$440,000	\$565,000	\$425,000	-3.4%	-24.8%
Shady Cove	1	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
TOTALS	95	68	45	66	\$425,000	\$477,856	\$414,945	-2.4%	-13.2%

JACKSON CO RURAL HOMES - June 1, 2023 through August 31, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	84	85	21	27	\$569,000	\$575,000	\$595,000	4.6%	3.5%
5 - 10 Acres	46	29	21	34	\$722,500	\$663,300	\$723,500	0.1%	9.1%
Over 10 Acres	41	34	35	32	\$850,000	\$775,000	\$700,000	-17.6%	-9.7%
TOTALS	171	148	23	30	\$640,000	\$630,000	\$625,000	-2.3%	-0.8%

JACKSON CO IN PARK MOBILE HOMES - June 1, 2023 through August 31, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	13	20	17	50	\$52,250	\$63,500	\$70,500	34.9%	11.0%
Double Wide	43	38	29	41	\$98,000	\$130,000	\$124,500	27.0%	-4.2%
TOTALS	56	58	28	44	\$85,000	\$120,500	\$106,500	25.3%	-11.6%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 08/31/22	Active 08/31/23	Change
Ashland	90	110	22.2%
Talent	28	19	-32.1%
Phoenix	11	8	-27.3%
Jacksonville	24	17	-29.2%
Medford (97501)	82	53	-35.4%
Medford (97504)	153	129	-15.7%
Central Point	49	22	-55.1%
White City	12	31	158.3%
Eagle Point	44	30	-31.8%
Shady Cove	21	22	4.8%
Gold Hill & Rogue River	15	12	-20.0%
Rural	276	265	-4.0%
TOTALS	805	718	-10.8%

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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