

Jackson County Residential Statistics as of September 30, 2023

JACKSON CO EXISTING HOMES - July 1, 2023 through September 30, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	119	88	26	25	\$530,000	\$538,000	\$519,640	-2.0%	-3.4%
Talent	24	11	17	25	\$410,000	\$420,000	\$390,000	-4.9%	-7.1%
Phoenix	18	8	11	15	\$379,000	\$391,000	\$383,450	1.2%	-1.9%
Jacksonville	13	13	17	30	\$655,000	\$650,000	\$585,488	-10.6%	-9.9%
Medford (97501)	100	84	19	18	\$315,000	\$337,871	\$349,000	10.8%	3.3%
Medford (97504)	196	151	18	18	\$395,000	\$449,500	\$440,000	11.4%	-2.1%
Central Point	74	55	13	14	\$365,000	\$376,500	\$381,500	4.5%	1.3%
White City	31	22	11	12	\$310,000	\$339,000	\$310,000	0.0%	-8.6%
Eagle Point	36	32	16	11	\$400,000	\$427,500	\$382,750	-4.3%	-10.5%
Shady Cove	9	15	21	21	\$367,500	\$365,000	\$315,000	-14.3%	-13.7%
Gold Hill & Rogue River	17	20	22	36	\$356,000	\$350,000	\$345,000	-3.1%	-1.4%
TOTALS	638	501	17	18	\$380,000	\$410,000	\$400,000	5.3%	-2.4%

JACKSON CO NEW CONSTRUCTION - July 1, 2023 through September 30, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	7	4	29	105	\$469,900	\$689,900	\$682,642	45.3%	-1.1%
Talent	12	9	46	245	N/A	\$395,650	\$498,000	N/A	25.9%
Phoenix	4	6	50	56	N/A	\$316,000	\$305,000	N/A	-3.5%
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	14	6	44	28	\$352,000	\$392,950	\$382,500	8.7%	-2.7%
Medford (97504)	27	30	28	19	\$485,000	\$528,592	\$495,348	2.1%	-6.3%
Central Point	3	0	28	N/A	\$434,500	N/A	N/A	N/A	N/A
White City	6	6	27	71	\$244,900	\$299,900	\$330,000	34.7%	10.0%
Eagle Point	11	9	91	166	\$435,000	\$575,000	\$426,000	-2.1%	-25.9%
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	85	70	43	80	\$429,865	\$500,000	\$422,995	-1.6%	-15.4%

JACKSON CO RURAL HOMES - July 1, 2023 through September 30, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	80	77	24	39	\$525,000	\$557,500	\$533,000	1.5%	-4.4%
5 - 10 Acres	43	30	35	29	\$636,000	\$635,000	\$707,500	11.2%	11.4%
Over 10 Acres	33	35	54	32	\$857,500	\$685,000	\$740,000	-13.7%	8.0%
TOTALS	156	142	31	36	\$636,750	\$590,000	\$645,788	1.4%	9.5%

JACKSON CO IN PARK MOBILE HOMES - July 1, 2023 through September 30, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	14	22	18	52	\$67,500	\$52,200	\$60,000	-11.1%	14.9%
Double Wide	44	42	36	49	\$100,000	\$132,500	\$120,000	20.0%	-9.4%
TOTALS	58	64	33	49	\$93,500	\$120,000	\$105,000	12.3%	-12.5%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 09/30/22	Active 09/30/23	Change
Ashland	77	117	51.9%
Talent	18	17	-5.6%
Phoenix	12	11	-8.3%
Jacksonville	21	17	-19.0%
Medford (97501)	75	63	-16.0%
Medford (97504)	153	142	-7.2%
Central Point	41	39	-4.9%
White City	12	32	166.7%
Eagle Point	44	34	-22.7%
Shady Cove	22	20	-9.1%
Gold Hill & Rogue River	12	14	16.7%
Rural	286	254	-11.2%
TOTALS	773	760	-1.7%

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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