

Jackson County Residential Statistics as of October 31, 2023

JACKSON CO EXISTING HOMES - August 1, 2023 through October 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	106	86	27	35	\$533,750	\$539,000	\$519,500	-2.7%	-3.6%
Talent	21	9	22	25	\$410,000	\$429,900	\$370,000	-9.8%	-13.9%
Phoenix	20	6	11	11	\$394,000	\$382,000	\$355,000	-9.9%	-7.1%
Jacksonville	16	15	17	30	\$645,000	\$600,000	\$850,000	31.8%	41.7%
Medford (97501)	99	82	24	16	\$326,000	\$345,000	\$347,750	6.7%	0.8%
Medford (97504)	192	155	23	21	\$397,500	\$430,000	\$425,000	6.9%	-1.2%
Central Point	66	55	18	21	\$365,000	\$357,500	\$390,000	6.8%	9.1%
White City	26	21	16	15	\$307,000	\$327,500	\$310,000	1.0%	-5.3%
Eagle Point	37	38	15	23	\$415,000	\$405,000	\$391,500	-5.7%	-3.3%
Shady Cove	11	14	22	38	\$380,000	\$385,000	\$332,500	-12.5%	-13.6%
Gold Hill & Rogue River	15	17	22	59	\$357,000	\$375,000	\$340,000	-4.8%	-9.3%
TOTALS	610	503	22	22	\$385,000	\$408,250	\$395,500	2.7%	-3.1%

JACKSON CO NEW CONSTRUCTION - August 1, 2023 through October 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	6	4	79	85	\$462,413	\$741,950	\$534,081	15.5%	-28.0%
Talent	11	8	52	263	N/A	\$395,400	\$411,747	N/A	4.1%
Phoenix	6	6	34	51	N/A	\$234,500	\$307,500	N/A	31.1%
Jacksonville	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	11	5	45	56	\$346,900	\$385,000	\$387,000	11.6%	0.5%
Medford (97504)	29	41	60	21	\$495,000	\$525,000	\$502,548	1.5%	-4.3%
Central Point	3	0	25	N/A	\$439,000	N/A	N/A	N/A	N/A
White City	2	11	N/A	66	\$229,900	N/A	\$330,000	43.5%	N/A
Eagle Point	8	8	112	256	\$457,000	\$562,986	\$535,000	17.1%	-5.0%
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	78	83	60	80	\$429,865	\$509,950	\$459,995	7.0%	-9.8%

JACKSON CO RURAL HOMES - August 1, 2023 through October 31, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	68	66	31	40	\$503,000	\$590,000	\$482,191	-4.1%	-18.3%
5 - 10 Acres	34	37	36	50	\$600,000	\$614,500	\$710,000	18.3%	15.5%
Over 10 Acres	33	28	57	52	\$857,500	\$650,000	\$913,150	6.5%	40.5%
TOTALS	135	131	38	40	\$600,000	\$607,000	\$662,500	10.4%	9.1%

JACKSON CO IN PARK MOBILE HOMES - August 1, 2023 through October 31, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	14	22	38	38	\$68,000	\$47,400	\$57,000	-16.2%	20.3%
Double Wide	45	39	36	38	\$100,000	\$140,000	\$132,900	32.9%	-5.1%
TOTALS	59	61	37	38	\$93,000	\$127,000	\$105,000	12.9%	-17.3%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 10/31/22	Active 10/31/23	Change
Ashland	83	100	20.5%
Talent	21	19	-9.5%
Phoenix	11	9	-18.2%
Jacksonville	25	18	-28.0%
Medford (97501)	77	58	-24.7%
Medford (97504)	148	153	3.4%
Central Point	37	33	-10.8%
White City	8	34	325.0%
Eagle Point	41	25	-39.0%
Shady Cove	20	20	0.0%
Gold Hill & Rogue River	11	11	0.0%
Rural	280	238	-15.0%
TOTALS	762	718	-5.8%

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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