

# Jackson County Residential Statistics as of November 30, 2023

JACKSON CO EXISTING HOMES - September 1, 2023 through November 30, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	78	62	41	38	\$549,900	\$532,000	\$515,750	-6.2%	-3.1%
Talent	16	7	24	15	\$410,000	\$452,450	\$354,500	-13.5%	-21.6%
Phoenix	15	5	11	11	\$387,495	\$382,000	\$440,000	13.5%	15.2%
Jacksonville	13	16	29	21	\$645,000	\$650,000	\$737,500	14.3%	13.5%
Medford (97501)	96	79	25	13	\$339,250	\$342,000	\$320,000	-5.7%	-6.4%
Medford (97504)	176	147	23	22	\$400,000	\$422,500	\$425,000	6.3%	0.6%
Central Point	55	48	25	22	\$366,500	\$362,500	\$394,250	7.6%	8.8%
White City	21	15	29	20	\$305,725	\$325,000	\$330,000	7.9%	1.5%
Eagle Point	34	30	15	24	\$400,000	\$384,000	\$437,250	9.3%	13.9%
Shady Cove	10	11	26	58	\$380,000	\$367,500	\$335,000	-11.8%	-8.8%
Gold Hill & Rogue River	15	15	24	62	\$358,500	\$370,000	\$350,000	-2.4%	-5.4%
<b>TOTALS</b>	<b>529</b>	<b>438</b>	<b>25</b>	<b>22</b>	<b>\$385,000</b>	<b>\$395,000</b>	<b>\$398,250</b>	<b>3.4%</b>	<b>0.8%</b>

JACKSON CO NEW CONSTRUCTION - September 1, 2023 through November 30, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	4	3	109	120	\$429,784	\$741,950	N/A	N/A	N/A
Talent	8	7	40	315	N/A	\$395,650	\$411,500	N/A	4.0%
Phoenix	6	3	38	104	N/A	\$315,500	N/A	N/A	N/A
Jacksonville	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	13	3	51	39	\$348,400	\$385,000	N/A	N/A	N/A
Medford (97504)	25	39	56	30	\$495,100	\$513,954	\$502,548	1.5%	-2.2%
Central Point	3	0	46	N/A	\$440,000	N/A	N/A	N/A	N/A
White City	2	14	N/A	57	\$229,900	N/A	\$336,500	46.4%	N/A
Eagle Point	7	9	117	278	\$507,500	\$565,973	\$515,000	1.5%	-9.0%
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
<b>TOTALS</b>	<b>70</b>	<b>79</b>	<b>61</b>	<b>95</b>	<b>\$418,648</b>	<b>\$495,949</b>	<b>\$470,000</b>	<b>12.3%</b>	<b>-5.2%</b>

JACKSON CO RURAL HOMES - September 1, 2023 through November 30, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	65	51	35	39	\$505,000	\$580,000	\$485,000	-4.0%	-16.4%
5 - 10 Acres	25	42	38	40	\$600,000	\$620,000	\$719,950	20.0%	16.1%
Over 10 Acres	26	22	100	104	\$832,500	\$667,500	\$843,150	1.3%	26.3%
<b>TOTALS</b>	<b>116</b>	<b>115</b>	<b>43</b>	<b>47</b>	<b>\$550,000</b>	<b>\$607,000</b>	<b>\$655,000</b>	<b>19.1%</b>	<b>7.9%</b>

JACKSON CO IN PARK MOBILE HOMES - September 1, 2023 through November 30, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	15	13	49	19	\$71,250	\$49,900	\$46,500	-34.7%	-6.8%
Double Wide	35	36	36	41	\$117,500	\$150,000	\$125,700	7.0%	-16.2%
<b>TOTALS</b>	<b>50</b>	<b>49</b>	<b>39</b>	<b>33</b>	<b>\$96,050</b>	<b>\$119,300</b>	<b>\$99,900</b>	<b>4.0%</b>	<b>-16.3%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 11/30/22	Active 11/30/23	Change
Ashland	84	86	2.4%
Talent	24	19	-20.8%
Phoenix	11	9	-18.2%
Jacksonville	26	17	-34.6%
Medford (97501)	78	54	-30.8%
Medford (97504)	140	134	-4.3%
Central Point	38	28	-26.3%
White City	12	30	150.0%
Eagle Point	38	40	5.3%
Shady Cove	19	20	5.3%
Gold Hill & Rogue River	7	11	57.1%
Rural	262	224	-14.5%
<b>TOTALS</b>	<b>739</b>	<b>672</b>	<b>-9.1%</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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