

Jackson County Residential Statistics as of December 31, 2023

JACKSON CO EXISTING HOMES - October 1, 2023 through December 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	62	71	45	36	\$559,000	\$516,000	\$486,000	-13.1%	-5.8%
Talent	9	7	35	15	\$405,000	\$465,000	\$354,500	-12.5%	-23.8%
Phoenix	12	5	18	11	\$404,000	\$380,500	\$385,000	-4.7%	1.2%
Jacksonville	8	11	59	20	\$643,000	\$522,488	\$664,000	3.3%	27.1%
Medford (97501)	77	67	24	12	\$335,000	\$335,000	\$344,000	2.7%	2.7%
Medford (97504)	141	143	30	28	\$400,000	\$426,000	\$412,000	3.0%	-3.3%
Central Point	34	41	35	31	\$356,350	\$350,000	\$403,500	13.2%	15.3%
White City	18	12	33	26	\$324,000	\$322,500	\$284,000	-12.3%	-11.9%
Eagle Point	31	27	23	27	\$404,950	\$390,000	\$385,000	-4.9%	-1.3%
Shady Cove	12	8	41	53	\$395,000	\$275,000	\$376,000	-4.8%	36.7%
Gold Hill & Rogue River	11	14	56	34	\$310,000	\$365,000	\$372,500	20.2%	2.1%
TOTALS	415	408	30	27	\$390,000	\$390,000	\$399,450	2.4%	2.4%

JACKSON CO NEW CONSTRUCTION - October 1, 2023 through December 31, 2023									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Ashland	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	4	3	71	237	\$519,700	\$462,500	N/A	N/A	N/A
Phoenix	5	5	12	77	N/A	\$234,000	\$379,000	N/A	62.0%
Jacksonville	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	9	2	51	N/A	\$348,400	\$385,000	N/A	N/A	N/A
Medford (97504)	29	38	66	35	\$495,200	\$518,600	\$508,774	2.7%	-1.9%
Central Point	2	0	N/A	N/A	\$474,175	N/A	N/A	N/A	N/A
White City	1	11	N/A	53	\$229,900	N/A	\$339,000	47.5%	N/A
Eagle Point	10	5	124	361	\$467,000	\$522,100	\$499,000	6.9%	-4.4%
Shady Cove	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	63	67	71	78	\$440,000	\$509,900	\$459,995	4.5%	-9.8%

JACKSON CO RURAL HOMES - October 1, 2023 through December 31, 2023									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Under 5 Acres	64	33	43	32	\$525,000	\$547,500	\$585,000	11.4%	6.8%
5 - 10 Acres	24	35	43	64	\$595,000	\$697,500	\$705,000	18.5%	1.1%
Over 10 Acres	24	20	110	67	\$850,000	\$639,500	\$665,000	-21.8%	4.0%
TOTALS	112	88	51	54	\$559,900	\$600,000	\$617,750	10.3%	3.0%

JACKSON CO IN PARK MOBILE HOMES - October 1, 2023 through December 31, 2023									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2022	Sold 2023	Median 2022	Median 2023	Median 2021	Median 2022	Median 2023	2-year Change	1-year Change
Single Wide	15	10	44	25	\$60,000	\$50,000	\$38,250	-36.3%	-23.5%
Double Wide	39	32	36	41	\$110,000	\$120,500	\$144,500	31.4%	19.9%
TOTALS	54	42	40	36	\$93,000	\$102,000	\$118,700	27.6%	16.4%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 12/31/22	Active 12/31/23	Change
Ashland	69	82	18.8%
Talent	25	19	-24.0%
Phoenix	11	6	-45.5%
Jacksonville	23	14	-39.1%
Medford (97501)	75	49	-34.7%
Medford (97504)	121	133	9.9%
Central Point	31	23	-25.8%
White City	10	30	200.0%
Eagle Point	31	40	29.0%
Shady Cove	18	18	0.0%
Gold Hill & Rogue River	6	9	50.0%
Rural	216	193	-10.6%
TOTALS	636	616	-3.1%

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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