

Jackson County Residential Statistics as of January 31, 2024

JACKSON CO EXISTING HOMES - November 1, 2023 through January 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	50	55	48	45	\$549,900	\$539,375	\$512,500	-6.8%	-5.0%
Talent	5	5	22	10	\$405,000	\$436,000	\$405,000	0.0%	-7.1%
Phoenix	4	7	24	5	\$412,500	\$375,428	\$440,000	6.7%	17.2%
Jacksonville	9	7	42	28	\$628,000	\$473,000	\$664,000	5.7%	40.4%
Medford (97501)	59	60	23	18	\$325,000	\$325,000	\$347,500	6.9%	6.9%
Medford (97504)	102	127	40	35	\$400,000	\$416,500	\$425,000	6.3%	2.0%
Central Point	28	41	48	33	\$354,000	\$358,750	\$408,500	15.4%	13.9%
White City	16	13	26	24	\$325,000	\$327,000	\$298,000	-8.3%	-8.9%
Eagle Point	19	24	59	23	\$412,450	\$390,000	\$365,000	-11.5%	-6.4%
Shady Cove	8	7	56	84	\$377,500	\$244,000	\$351,500	-6.9%	44.1%
Gold Hill & Rogue River	12	12	67	25	\$315,000	\$307,500	\$359,500	14.1%	16.9%
TOTALS	312	359	39	31	\$390,000	\$379,500	\$405,000	3.8%	6.7%

JACKSON CO NEW CONSTRUCTION - November 1, 2023 through January 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	0	1	N/A	N/A	\$420,000	N/A	N/A	N/A	N/A
Talent	3	1	52	N/A	\$469,750	N/A	N/A	N/A	N/A
Phoenix	3	5	18	102	N/A	N/A	\$379,400	N/A	N/A
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	9	0	47	N/A	\$359,900	\$385,000	N/A	N/A	N/A
Medford (97504)	25	32	69	43	\$502,500	\$533,018	\$489,063	-2.7%	-8.2%
Central Point	1	0	N/A	N/A	\$474,175	N/A	N/A	N/A	N/A
White City	2	13	N/A	60	\$229,900	N/A	\$359,900	56.5%	N/A
Eagle Point	11	3	145	323	\$423,000	\$519,900	N/A	N/A	N/A
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	55	56	76	80	\$452,000	\$484,990	\$442,259	-2.2%	-8.8%

JACKSON CO RURAL HOMES - November 1, 2023 through January 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	54	37	48	42	\$550,000	\$503,750	\$600,000	9.1%	19.1%
5 - 10 Acres	24	24	50	53	\$600,000	\$716,000	\$602,500	0.4%	-15.9%
Over 10 Acres	24	21	148	46	\$801,250	\$644,250	\$651,000	-18.8%	1.0%
TOTALS	102	82	67	46	\$581,250	\$595,000	\$607,500	4.5%	2.1%

JACKSON CO IN PARK MOBILE HOMES - November 1, 2023 through January 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	15	10	45	68	\$48,500	\$40,000	\$33,250	-31.4%	-16.9%
Double Wide	29	31	47	66	\$107,000	\$115,000	\$134,000	25.2%	16.5%
TOTALS	44	41	46	66	\$85,000	\$89,300	\$107,500	26.5%	20.4%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 01/31/23	Active 01/31/24	Change
Ashland	62	73	17.7%
Talent	24	18	-25.0%
Phoenix	10	8	-20.0%
Jacksonville	22	9	-59.1%
Medford (97501)	66	43	-34.8%
Medford (97504)	103	119	15.5%
Central Point	26	24	-7.7%
White City	10	33	230.0%
Eagle Point	31	41	32.3%
Shady Cove	14	20	42.9%
Gold Hill & Rogue River	6	9	50.0%
Rural	212	183	-13.7%
TOTALS	586	580	-1.0%

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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