

Jackson County Residential Statistics as of February 29, 2024

JACKSON CO EXISTING HOMES - December 1, 2023 through February 29, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	48	54	39	41	\$520,000	\$541,625	\$497,500	-4.3%	-8.1%
Talent	8	7	29	59	\$485,000	\$450,500	\$450,000	-7.2%	-0.1%
Phoenix	8	10	34	5	\$410,000	\$332,000	\$365,025	-11.0%	9.9%
Jacksonville	9	8	111	31	\$500,000	\$495,000	\$606,250	21.3%	22.5%
Medford (97501)	54	61	33	20	\$330,000	\$332,000	\$351,000	6.4%	5.7%
Medford (97504)	94	120	51	43	\$410,000	\$399,950	\$420,000	2.4%	5.0%
Central Point	27	31	61	35	\$349,000	\$320,000	\$405,000	16.0%	26.6%
White City	12	12	16	31	\$330,000	\$327,000	\$295,500	-10.5%	-9.6%
Eagle Point	19	23	60	26	\$390,000	\$397,000	\$350,000	-10.3%	-11.8%
Shady Cove	7	9	60	42	\$362,500	\$233,000	\$420,000	15.9%	80.3%
Gold Hill & Rogue River	8	7	88	28	\$305,000	\$267,500	\$359,000	17.7%	34.2%
TOTALS	294	343	48	34	\$395,000	\$380,000	\$400,000	1.3%	5.3%

JACKSON CO NEW CONSTRUCTION - December 1, 2023 through February 29, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	4	1	40	N/A	\$469,750	\$462,500	N/A	N/A	N/A
Phoenix	4	5	27	101	N/A	\$293,500	\$379,400	N/A	29.3%
Jacksonville	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	12	1	56	N/A	\$359,900	\$382,500	N/A	N/A	N/A
Medford (97504)	26	31	84	40	\$502,500	\$523,500	\$469,500	-6.6%	-10.3%
Central Point	0	1	N/A	N/A	\$520,886	N/A	N/A	N/A	N/A
White City	1	17	N/A	60	\$244,400	N/A	\$360,000	47.3%	N/A
Eagle Point	9	6	135	166	\$415,000	\$419,900	\$555,985	34.0%	32.4%
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	58	63	86	69	\$459,013	\$449,950	\$414,672	-9.7%	-7.8%

JACKSON CO RURAL HOMES - December 1, 2023 through February 29, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	46	31	73	51	\$579,750	\$485,000	\$550,000	-5.1%	13.4%
5 - 10 Acres	21	21	99	71	\$627,250	\$775,000	\$550,000	-12.3%	-29.0%
Over 10 Acres	20	25	107	70	\$850,000	\$644,250	\$585,000	-31.2%	-9.2%
TOTALS	87	77	91	59	\$610,000	\$575,000	\$550,000	-9.8%	-4.3%

JACKSON CO IN PARK MOBILE HOMES - December 1, 2023 through February 29, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	13	13	44	46	\$49,250	\$40,000	\$41,000	-16.8%	2.5%
Double Wide	33	36	49	75	\$120,000	\$115,000	\$135,000	12.5%	17.4%
TOTALS	46	49	46	62	\$100,750	\$104,500	\$117,000	16.1%	12.0%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 02/28/23	Active 02/29/24	Change
Ashland	69	87	26.1%
Talent	24	17	-29.2%
Phoenix	12	8	-33.3%
Jacksonville	20	12	-40.0%
Medford (97501)	59	47	-20.3%
Medford (97504)	93	127	36.6%
Central Point	22	27	22.7%
White City	12	30	150.0%
Eagle Point	29	34	17.2%
Shady Cove	9	23	155.6%
Gold Hill & Rogue River	9	8	-11.1%
Rural	203	185	-8.9%
TOTALS	561	605	7.8%

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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