

# Jackson County Residential Statistics as of March 31, 2024

JACKSON CO EXISTING HOMES - January 1, 2024 through March 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	63	47	35	21	\$526,450	\$562,500	\$514,000	-2.4%	-8.6%
Talent	10	11	10	52	\$390,000	\$476,000	\$442,500	13.5%	-7.0%
Phoenix	8	12	20	14	\$415,250	\$332,000	\$365,025	-12.1%	9.9%
Jacksonville	9	12	74	31	\$592,500	\$495,000	\$606,250	2.3%	22.5%
Medford (97501)	60	70	33	25	\$340,000	\$332,500	\$352,125	3.6%	5.9%
Medford (97504)	108	116	46	33	\$423,500	\$403,000	\$436,000	3.0%	8.2%
Central Point	35	40	53	17	\$353,000	\$355,000	\$387,500	9.8%	9.2%
White City	10	14	16	15	\$326,500	\$310,000	\$327,500	0.3%	5.6%
Eagle Point	25	29	20	24	\$400,000	\$385,000	\$459,000	14.8%	19.2%
Shady Cove	7	13	56	59	\$370,000	\$380,000	\$550,000	48.6%	44.7%
Gold Hill & Rogue River	4	6	73	73	\$399,900	\$295,000	\$310,000	-22.5%	5.1%
<b>TOTALS</b>	<b>339</b>	<b>370</b>	<b>39</b>	<b>27</b>	<b>\$397,500</b>	<b>\$389,000</b>	<b>\$406,750</b>	<b>2.3%</b>	<b>4.6%</b>

JACKSON CO NEW CONSTRUCTION - January 1, 2024 through March 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	3	0	9	N/A	\$647,543	\$389,900	N/A	N/A	N/A
Talent	3	4	8	175	\$419,000	N/A	\$413,120	-1.4%	N/A
Phoenix	5	4	23	92	N/A	\$299,900	\$509,000	N/A	69.7%
Jacksonville	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	13	3	66	13	\$359,900	\$380,000	N/A	N/A	N/A
Medford (97504)	34	32	85	50	\$484,789	\$566,600	\$477,248	-1.6%	-15.8%
Central Point	2	2	N/A	N/A	\$471,685	N/A	N/A	N/A	N/A
White City	2	18	70	65	\$244,900	\$289,900	\$359,950	47.0%	24.2%
Eagle Point	5	8	120	194	\$415,000	\$419,900	\$590,965	42.4%	40.7%
Shady Cove	0	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>68</b>	<b>73</b>	<b>76</b>	<b>76</b>	<b>\$454,956</b>	<b>\$450,059</b>	<b>\$439,517</b>	<b>-3.4%</b>	<b>-2.3%</b>

JACKSON CO RURAL HOMES - January 1, 2024 through March 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	42	44	84	62	\$599,450	\$503,750	\$537,500	-10.3%	6.7%
5 - 10 Acres	20	23	81	58	\$637,900	\$750,000	\$575,000	-9.9%	-23.3%
Over 10 Acres	18	21	97	88	\$773,500	\$673,750	\$715,000	-7.6%	6.1%
<b>TOTALS</b>	<b>80</b>	<b>88</b>	<b>88</b>	<b>66</b>	<b>\$621,000</b>	<b>\$592,500</b>	<b>\$592,500</b>	<b>-4.6%</b>	<b>0.0%</b>

JACKSON CO IN PARK MOBILE HOMES - January 1, 2024 through March 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	11	13	49	56	\$76,500	\$50,000	\$41,000	-46.4%	-18.0%
Double Wide	35	37	70	76	\$120,000	\$120,000	\$132,000	10.0%	10.0%
<b>TOTALS</b>	<b>46</b>	<b>50</b>	<b>58</b>	<b>62</b>	<b>\$107,500</b>	<b>\$112,500</b>	<b>\$107,377</b>	<b>-0.1%</b>	<b>-4.6%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 03/31/23	Active 03/31/24	Change
Ashland	86	84	-2.3%
Talent	22	19	-13.6%
Phoenix	13	9	-30.8%
Jacksonville	21	16	-23.8%
Medford (97501)	59	50	-15.3%
Medford (97504)	79	156	97.5%
Central Point	22	33	50.0%
White City	21	30	42.9%
Eagle Point	33	36	9.1%
Shady Cove	11	25	127.3%
Gold Hill & Rogue River	12	7	-41.7%
Rural	199	197	-1.0%
<b>TOTALS</b>	<b>578</b>	<b>662</b>	<b>14.5%</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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