

Jackson County Residential Statistics as of April 30, 2024

JACKSON CO EXISTING HOMES - February 1, 2024 through April 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	64	69	14	20	\$590,000	\$495,500	\$550,000	-6.8%	11.0%
Talent	11	12	12	47	\$399,000	\$450,000	\$422,000	5.8%	-6.2%
Phoenix	10	12	11	17	\$432,000	\$345,000	\$307,000	-28.9%	-11.0%
Jacksonville	8	12	58	42	\$551,000	\$665,000	\$606,250	10.0%	-8.8%
Medford (97501)	71	74	27	24	\$355,000	\$330,000	\$337,500	-4.9%	2.3%
Medford (97504)	132	116	33	23	\$439,450	\$432,500	\$439,950	0.1%	1.7%
Central Point	40	38	24	15	\$360,000	\$353,500	\$380,000	5.6%	7.5%
White City	17	17	11	16	\$326,500	\$300,000	\$323,000	-1.1%	7.7%
Eagle Point	29	26	14	11	\$401,750	\$385,000	\$477,500	18.9%	24.0%
Shady Cove	13	16	56	51	\$380,000	\$350,000	\$459,250	20.9%	31.2%
Gold Hill & Rogue River	5	8	32	89	\$389,950	\$285,000	\$362,500	-7.0%	27.2%
TOTALS	403	399	24	21	\$408,000	\$390,000	\$407,000	-0.2%	4.4%

JACKSON CO NEW CONSTRUCTION - February 1, 2024 through April 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	5	1	7	N/A	\$753,189	\$389,900	N/A	N/A	N/A
Talent	5	4	130	175	N/A	\$444,400	\$413,120	N/A	-7.0%
Phoenix	6	3	35	64	N/A	\$300,450	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)	11	5	109	70	\$353,900	\$380,000	\$390,000	10.2%	2.6%
Medford (97504)	35	35	80	52	\$495,326	\$567,000	\$465,000	-6.1%	-18.0%
Central Point	2	2	N/A	N/A	\$473,293	N/A	N/A	N/A	N/A
White City	3	21	96	90	\$249,900	N/A	\$348,000	39.3%	N/A
Eagle Point	5	9	146	157	\$485,000	\$419,900	\$601,970	24.1%	43.4%
Shady Cove	0	1	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
TOTALS	73	84	88	84	\$463,517	\$450,218	\$422,427	-8.9%	-6.2%

JACKSON CO RURAL HOMES - February 1, 2024 through April 30, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	46	48	49	62	\$610,000	\$497,500	\$552,500	-9.4%	11.1%
5 - 10 Acres	16	26	70	28	\$737,500	\$767,500	\$636,000	-13.8%	-17.1%
Over 10 Acres	16	25	37	109	\$701,000	\$622,500	\$715,000	2.0%	14.9%
TOTALS	78	99	50	59	\$655,000	\$550,000	\$622,000	-5.0%	13.1%

JACKSON CO IN PARK MOBILE HOMES - February 1, 2024 through April 30, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	11	17	9	46	\$76,500	\$61,000	\$46,999	-38.6%	-23.0%
Double Wide	40	45	50	54	\$122,000	\$122,000	\$123,000	0.8%	0.8%
TOTALS	51	62	42	54	\$118,000	\$115,000	\$100,000	-15.3%	-13.0%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 04/30/23	Active 04/30/24	Change
Ashland	92	91	-1.1%
Talent	20	16	-20.0%
Phoenix	14	14	0.0%
Jacksonville	16	23	43.8%
Medford (97501)	64	56	-12.5%
Medford (97504)	88	152	72.7%
Central Point	29	41	41.4%
White City	17	25	47.1%
Eagle Point	33	46	39.4%
Shady Cove	12	21	75.0%
Gold Hill & Rogue River	11	6	-45.5%
Rural	219	235	7.3%
TOTALS	615	726	18.0%

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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