

# Jackson County Residential Statistics as of May 31, 2024

JACKSON CO EXISTING HOMES - March 1, 2024 through May 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	78	82	12	17	\$585,000	\$528,000	\$556,500	-4.9%	5.4%
Talent	13	14	11	14	\$408,000	\$405,000	\$396,000	-2.9%	-2.2%
Phoenix	10	12	6	16	\$422,000	\$414,750	\$343,000	-18.7%	-17.3%
Jacksonville	14	16	31	21	\$569,000	\$662,500	\$743,750	30.7%	12.3%
Medford (97501)	82	75	13	20	\$355,000	\$310,500	\$325,000	-8.5%	4.7%
Medford (97504)	134	140	25	13	\$437,250	\$439,500	\$450,000	2.9%	2.4%
Central Point	51	53	10	15	\$375,000	\$360,000	\$375,000	0.0%	4.2%
White City	26	23	11	16	\$325,000	\$305,457	\$322,000	-0.9%	5.4%
Eagle Point	32	28	11	6	\$425,000	\$411,500	\$489,950	15.3%	19.1%
Shady Cove	12	16	51	63	\$384,500	\$353,500	\$380,000	-1.2%	7.5%
Gold Hill & Rogue River	8	16	19	53	\$377,500	\$341,500	\$388,500	2.9%	13.8%
<b>TOTALS</b>	<b>464</b>	<b>476</b>	<b>14</b>	<b>16</b>	<b>\$410,000</b>	<b>\$395,000</b>	<b>\$405,750</b>	<b>-1.0%</b>	<b>2.7%</b>

JACKSON CO NEW CONSTRUCTION - March 1, 2024 through May 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	7	2	91	N/A	\$753,500	\$389,900	N/A	N/A	N/A
Talent	5	4	162	120	N/A	\$409,000	\$433,620	N/A	6.0%
Phoenix	8	2	20	N/A	N/A	\$294,662	N/A	N/A	N/A
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	7	12	117	92	\$343,950	\$415,000	\$414,240	20.4%	-0.2%
Medford (97504)	36	43	78	63	\$495,326	\$568,750	\$471,806	-4.7%	-17.0%
Central Point	3	3	28	108	\$504,468	N/A	N/A	N/A	N/A
White City	4	19	109	107	N/A	\$311,200	\$342,500	N/A	10.1%
Eagle Point	7	8	180	151	\$500,000	\$535,000	\$581,902	16.4%	8.8%
Shady Cove	1	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
<b>TOTALS</b>	<b>78</b>	<b>96</b>	<b>93</b>	<b>87</b>	<b>\$471,685</b>	<b>\$447,609</b>	<b>\$433,620</b>	<b>-8.1%</b>	<b>-3.1%</b>

JACKSON CO RURAL HOMES - March 1, 2024 through May 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	48	60	32	45	\$578,050	\$515,000	\$580,000	0.3%	12.6%
5 - 10 Acres	16	26	27	15	\$630,000	\$702,500	\$686,725	9.0%	-2.2%
Over 10 Acres	29	24	57	124	\$720,000	\$746,800	\$822,750	14.3%	10.2%
<b>TOTALS</b>	<b>93</b>	<b>110</b>	<b>42</b>	<b>35</b>	<b>\$643,000</b>	<b>\$640,000</b>	<b>\$682,500</b>	<b>6.1%</b>	<b>6.6%</b>

JACKSON CO IN PARK MOBILE HOMES - March 1, 2024 through May 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	17	16	25	54	\$76,500	\$55,000	\$44,500	-41.8%	-19.1%
Double Wide	37	37	59	43	\$125,000	\$128,500	\$108,000	-13.6%	-16.0%
<b>TOTALS</b>	<b>54</b>	<b>53</b>	<b>51</b>	<b>47</b>	<b>\$120,500</b>	<b>\$95,850</b>	<b>\$90,000</b>	<b>-25.3%</b>	<b>-6.1%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 05/31/23	Active 05/31/24	Change
Ashland	98	84	-14.3%
Talent	17	18	5.9%
Phoenix	11	15	36.4%
Jacksonville	17	19	11.8%
Medford (97501)	64	68	6.3%
Medford (97504)	100	156	56.0%
Central Point	29	48	65.5%
White City	20	28	40.0%
Eagle Point	36	50	38.9%
Shady Cove	12	25	108.3%
Gold Hill & Rogue River	15	7	-53.3%
Rural	242	252	4.1%
<b>TOTALS</b>	<b>661</b>	<b>770</b>	<b>16.5%</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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