

# Jackson County Residential Statistics as of June 30, 2024

JACKSON CO EXISTING HOMES - April 1, 2024 through June 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	81	88	20	25	\$597,000	\$535,000	\$576,875	-3.4%	7.8%
Talent	14	13	7	8	\$448,250	\$372,000	\$385,000	-14.1%	3.5%
Phoenix	14	16	10	16	\$405,000	\$419,750	\$343,000	-15.3%	-18.3%
Jacksonville	19	16	16	29	\$625,100	\$680,000	\$667,000	6.7%	-1.9%
Medford (97501)	88	78	13	16	\$360,000	\$335,000	\$325,000	-9.7%	-3.0%
Medford (97504)	135	172	17	17	\$445,500	\$448,000	\$435,000	-2.4%	-2.9%
Central Point	51	55	9	8	\$385,000	\$375,000	\$392,000	1.8%	4.5%
White City	29	23	11	16	\$325,000	\$307,000	\$325,000	0.0%	5.9%
Eagle Point	32	21	7	8	\$468,500	\$397,500	\$499,900	6.7%	25.8%
Shady Cove	10	15	9	54	\$400,000	\$343,250	\$395,000	-1.3%	15.1%
Gold Hill & Rogue River	15	19	14	25	\$365,000	\$280,000	\$380,000	4.1%	35.7%
<b>TOTALS</b>	<b>496</b>	<b>520</b>	<b>13</b>	<b>17</b>	<b>\$424,000</b>	<b>\$400,000</b>	<b>\$406,000</b>	<b>-4.2%</b>	<b>1.5%</b>

JACKSON CO NEW CONSTRUCTION - April 1, 2024 through June 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	6	2	138	N/A	\$701,377	\$667,063	N/A	N/A	N/A
Talent	6	6	199	371	N/A	\$406,950	\$402,450	N/A	-1.1%
Phoenix	10	2	40	N/A	N/A	\$381,000	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	9	83	89	\$343,950	\$420,000	\$418,000	21.5%	-0.5%
Medford (97504)	33	49	69	67	\$499,990	\$575,000	\$480,000	-4.0%	-16.5%
Central Point	1	4	N/A	63	\$534,035	N/A	\$519,000	-2.8%	N/A
White City	6	20	85	109	\$318,000	\$329,500	\$338,750	6.5%	2.8%
Eagle Point	8	6	163	99	\$519,100	\$526,250	\$576,902	11.1%	9.6%
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>101</b>	<b>95</b>	<b>100</b>	<b>\$454,736</b>	<b>\$425,404</b>	<b>\$437,500</b>	<b>-3.8%</b>	<b>2.8%</b>

JACKSON CO RURAL HOMES - April 1, 2024 through June 30, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	64	65	14	24	\$600,000	\$567,500	\$626,500	4.4%	10.4%
5 - 10 Acres	19	32	18	15	\$725,000	\$750,000	\$657,000	-9.4%	-12.4%
Over 10 Acres	34	28	50	184	\$725,000	\$744,400	\$876,500	20.9%	17.7%
<b>TOTALS</b>	<b>117</b>	<b>125</b>	<b>25</b>	<b>28</b>	<b>\$655,000</b>	<b>\$633,600</b>	<b>\$700,000</b>	<b>6.9%</b>	<b>10.5%</b>

JACKSON CO IN PARK MOBILE HOMES - April 1, 2024 through June 30, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	17	20	35	40	\$65,000	\$61,000	\$55,500	-14.6%	-9.0%
Double Wide	30	35	33	39	\$129,000	\$112,000	\$105,000	-18.6%	-6.3%
<b>TOTALS</b>	<b>47</b>	<b>55</b>	<b>35</b>	<b>39</b>	<b>\$125,000</b>	<b>\$88,000</b>	<b>\$90,000</b>	<b>-28.0%</b>	<b>2.3%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 06/30/23	Active 06/30/24	Change
Ashland	97	89	-8.2%
Talent	20	16	-20.0%
Phoenix	14	13	-7.1%
Jacksonville	21	19	-9.5%
Medford (97501)	69	70	1.4%
Medford (97504)	107	152	42.1%
Central Point	33	59	78.8%
White City	25	19	-24.0%
Eagle Point	38	45	18.4%
Shady Cove	19	31	63.2%
Gold Hill & Rogue River	20	12	-40.0%
Rural	263	280	6.5%
<b>TOTALS</b>	<b>726</b>	<b>805</b>	<b>10.9%</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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