

Jackson County Residential Statistics as of July 31, 2024

JACKSON CO EXISTING HOMES - May 1, 2024 through July 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	95	70	23	28	\$563,500	\$530,000	\$549,000	-2.6%	3.6%
Talent	17	17	6	8	\$415,000	\$390,000	\$405,000	-2.4%	3.8%
Phoenix	15	14	18	23	\$405,000	\$419,500	\$396,750	-2.0%	-5.4%
Jacksonville	19	20	12	24	\$670,100	\$585,488	\$671,250	0.2%	14.6%
Medford (97501)	94	85	14	15	\$348,000	\$340,000	\$352,500	1.3%	3.7%
Medford (97504)	133	186	12	19	\$446,000	\$450,000	\$439,500	-1.5%	-2.3%
Central Point	53	49	9	11	\$390,000	\$385,000	\$392,000	0.5%	1.8%
White City	25	22	15	26	\$335,000	\$310,000	\$323,500	-3.4%	4.4%
Eagle Point	29	29	8	7	\$460,000	\$399,000	\$515,000	12.0%	29.1%
Shady Cove	9	11	8	54	\$399,000	\$325,000	\$288,500	-27.7%	-11.2%
Gold Hill & Rogue River	18	18	12	5	\$315,000	\$322,500	\$378,000	20.0%	17.2%
TOTALS	511	526	12	17	\$422,800	\$405,000	\$408,000	-3.5%	0.7%

JACKSON CO NEW CONSTRUCTION - May 1, 2024 through July 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	5	1	188	N/A	\$439,900	\$659,900	N/A	N/A	N/A
Talent	6	7	135	432	\$435,000	\$409,900	\$393,900	-9.4%	-3.9%
Phoenix	10	4	38	126	N/A	\$336,000	\$359,750	N/A	7.1%
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	7	11	18	76	\$365,000	\$380,000	\$414,995	13.7%	9.2%
Medford (97504)	29	47	51	65	\$509,184	\$431,957	\$516,945	1.5%	19.7%
Central Point	1	3	N/A	29	\$534,035	N/A	\$519,000	-2.8%	N/A
White City	5	12	80	73	\$314,900	\$292,900	\$355,000	12.7%	21.2%
Eagle Point	8	4	143	112	\$567,500	\$471,992	\$557,480	-1.8%	18.1%
Shady Cove	1	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
TOTALS	72	91	77	100	\$455,046	\$419,945	\$449,925	-1.1%	7.1%

JACKSON CO RURAL HOMES - May 1, 2024 through July 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	73	63	22	28	\$566,500	\$565,000	\$619,000	9.3%	9.6%
5 - 10 Acres	26	31	22	26	\$685,000	\$700,000	\$700,000	2.2%	0.0%
Over 10 Acres	40	25	47	105	\$787,500	\$736,500	\$868,000	10.2%	17.9%
TOTALS	139	119	28	36	\$640,500	\$607,500	\$700,000	9.3%	15.2%

JACKSON CO IN PARK MOBILE HOMES - May 1, 2024 through July 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	16	15	40	35	\$70,000	\$70,000	\$57,500	-17.9%	-17.9%
Double Wide	35	33	44	39	\$130,000	\$129,000	\$107,500	-17.3%	-16.7%
TOTALS	51	48	44	38	\$125,000	\$94,000	\$95,500	-23.6%	1.6%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 07/31/23	Active 07/31/24	Change
Ashland	97	105	8.2%
Talent	18	18	0.0%
Phoenix	10	15	50.0%
Jacksonville	21	24	14.3%
Medford (97501)	63	65	3.2%
Medford (97504)	128	163	27.3%
Central Point	29	53	82.8%
White City	23	15	-34.8%
Eagle Point	37	53	43.2%
Shady Cove	19	25	31.6%
Gold Hill & Rogue River	20	10	-50.0%
Rural	254	280	10.2%
TOTALS	719	826	14.9%

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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