

# Jackson County Residential Statistics as of September 30, 2024

JACKSON CO EXISTING HOMES - July 1, 2024 through September 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	89	73	25	18	\$538,000	\$519,280	\$615,000	14.3%	18.4%
Talent	12	12	27	24	\$420,000	\$393,910	\$457,500	8.9%	16.1%
Phoenix	8	17	15	11	\$391,000	\$383,450	\$405,000	3.6%	5.6%
Jacksonville	13	11	30	23	\$650,000	\$585,488	\$685,000	5.4%	17.0%
Medford (97501)	84	88	18	21	\$337,871	\$349,000	\$354,500	4.9%	1.6%
Medford (97504)	151	162	18	24	\$449,500	\$440,000	\$426,013	-5.2%	-3.2%
Central Point	55	48	14	48	\$376,500	\$381,500	\$372,500	-1.1%	-2.4%
White City	22	19	12	26	\$339,000	\$310,000	\$335,000	-1.2%	8.1%
Eagle Point	32	34	11	23	\$427,500	\$382,750	\$512,500	19.9%	33.9%
Shady Cove	16	13	26	52	\$365,000	\$320,000	\$407,000	11.5%	27.2%
Gold Hill & Rogue River	20	15	36	10	\$350,000	\$345,000	\$410,000	17.1%	18.8%
<b>TOTALS</b>	<b>504</b>	<b>495</b>	<b>18</b>	<b>24</b>	<b>\$410,000</b>	<b>\$400,000</b>	<b>\$410,000</b>	<b>0.0%</b>	<b>2.5%</b>

JACKSON CO NEW CONSTRUCTION - July 1, 2024 through September 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	4	2	105	N/A	\$689,900	\$682,642	N/A	N/A	N/A
Talent	9	1	245	N/A	\$395,650	\$498,000	N/A	N/A	N/A
Phoenix	6	3	56	145	\$316,000	\$305,000	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)	6	8	28	50	\$392,950	\$382,500	\$399,998	1.8%	4.6%
Medford (97504)	30	32	19	40	\$528,592	\$495,348	\$518,473	-1.9%	4.7%
Central Point	0	3	N/A	81	N/A	N/A	N/A	N/A	N/A
White City	7	9	60	44	\$299,900	\$330,000	\$359,900	20.0%	9.1%
Eagle Point	9	3	166	86	\$575,000	\$426,000	N/A	N/A	N/A
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>71</b>	<b>64</b>	<b>79</b>	<b>66</b>	<b>\$500,000</b>	<b>\$422,990</b>	<b>\$485,450</b>	<b>-2.9%</b>	<b>14.8%</b>

JACKSON CO RURAL HOMES - July 1, 2024 through September 30, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	77	70	39	44	\$557,500	\$533,000	\$514,000	-7.8%	-3.6%
5 - 10 Acres	30	35	29	54	\$635,000	\$707,500	\$655,000	3.1%	-7.4%
Over 10 Acres	36	23	34	69	\$685,000	\$737,500	\$800,000	16.8%	8.5%
<b>TOTALS</b>	<b>143</b>	<b>128</b>	<b>35</b>	<b>53</b>	<b>\$590,000</b>	<b>\$645,000</b>	<b>\$625,000</b>	<b>5.9%</b>	<b>-3.1%</b>

JACKSON CO IN PARK MOBILE HOMES - July 1, 2024 through September 30, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	22	14	52	69	\$52,200	\$60,000	\$48,500	-7.1%	-19.2%
Double Wide	44	60	42	65	\$132,500	\$124,500	\$141,900	7.1%	14.0%
<b>TOTALS</b>	<b>66</b>	<b>74</b>	<b>43</b>	<b>65</b>	<b>\$120,000</b>	<b>\$106,500</b>	<b>\$127,600</b>	<b>6.3%</b>	<b>19.8%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 09/30/23	Active 09/30/24	Change
Ashland	100	101	1.0%
Talent	15	25	66.7%
Phoenix	10	12	20.0%
Jacksonville	13	26	100.0%
Medford (97501)	64	67	4.7%
Medford (97504)	143	179	25.2%
Central Point	41	53	29.3%
White City	25	23	-8.0%
Eagle Point	36	45	25.0%
Shady Cove	22	27	22.7%
Gold Hill & Rogue River	18	11	-38.9%
Rural	246	273	11.0%
<b>TOTALS</b>	<b>733</b>	<b>842</b>	<b>14.9%</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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