

# Jackson County Residential Statistics as of October 31, 2024

JACKSON CO EXISTING HOMES - August 1, 2024 through October 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	86	92	35	16	\$539,000	\$519,500	\$583,000	8.2%	12.2%
Talent	10	7	27	11	\$429,900	\$374,000	\$475,000	10.5%	27.0%
Phoenix	6	17	11	11	\$382,000	\$355,000	\$392,000	2.6%	10.4%
Jacksonville	15	14	30	28	\$600,000	\$850,000	\$602,500	0.4%	-29.1%
Medford (97501)	83	86	16	21	\$345,000	\$346,500	\$352,000	2.0%	1.6%
Medford (97504)	157	168	20	23	\$430,000	\$425,000	\$425,000	-1.2%	0.0%
Central Point	55	56	21	36	\$357,500	\$390,000	\$379,500	6.2%	-2.7%
White City	21	15	15	32	\$327,500	\$310,000	\$345,000	5.3%	11.3%
Eagle Point	38	33	23	33	\$405,000	\$391,500	\$507,900	25.4%	29.7%
Shady Cove	15	13	36	55	\$385,000	\$335,000	\$415,000	7.8%	23.9%
Gold Hill & Rogue River	17	15	59	58	\$375,000	\$340,000	\$350,000	-6.7%	2.9%
<b>TOTALS</b>	<b>508</b>	<b>520</b>	<b>22</b>	<b>25</b>	<b>\$408,250</b>	<b>\$395,250</b>	<b>\$405,000</b>	<b>-0.8%</b>	<b>2.5%</b>

JACKSON CO NEW CONSTRUCTION - August 1, 2024 through October 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	4	4	85	141	\$741,950	\$534,081	\$755,000	1.8%	41.4%
Talent	8	0	263	N/A	\$395,400	\$411,747	N/A	N/A	N/A
Phoenix	6	1	51	N/A	\$234,500	\$307,500	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)	5	14	56	79	\$385,000	\$387,000	\$405,845	5.4%	4.9%
Medford (97504)	42	27	23	49	\$525,000	\$501,274	\$507,990	-3.2%	1.3%
Central Point	0	3	N/A	81	N/A	N/A	N/A	N/A	N/A
White City	11	9	66	63	N/A	\$330,000	\$352,500	N/A	6.8%
Eagle Point	8	7	256	162	\$562,986	\$535,000	\$565,000	0.4%	5.6%
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>84</b>	<b>67</b>	<b>81</b>	<b>79</b>	<b>\$509,950</b>	<b>\$465,245</b>	<b>\$482,000</b>	<b>-5.5%</b>	<b>3.6%</b>

JACKSON CO RURAL HOMES - August 1, 2024 through October 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	66	69	40	33	\$590,000	\$482,191	\$516,000	-12.5%	7.0%
5 - 10 Acres	37	33	50	54	\$614,500	\$710,000	\$655,000	6.6%	-7.7%
Over 10 Acres	28	24	52	74	\$650,000	\$913,150	\$835,000	28.5%	-8.6%
<b>TOTALS</b>	<b>131</b>	<b>126</b>	<b>40</b>	<b>48</b>	<b>\$607,000</b>	<b>\$662,500</b>	<b>\$618,250</b>	<b>1.9%</b>	<b>-6.7%</b>

JACKSON CO IN PARK MOBILE HOMES - August 1, 2024 through October 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	22	19	38	88	\$47,400	\$57,000	\$49,000	3.4%	-14.0%
Double Wide	39	58	38	75	\$139,950	\$132,900	\$141,900	1.4%	6.8%
<b>TOTALS</b>	<b>61</b>	<b>77</b>	<b>38</b>	<b>78</b>	<b>\$126,000</b>	<b>\$105,000</b>	<b>\$125,000</b>	<b>-0.8%</b>	<b>19.0%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 10/31/23	Active 10/31/24	Change
Ashland	89	103	15.7%
Talent	16	25	56.3%
Phoenix	10	11	10.0%
Jacksonville	15	27	80.0%
Medford (97501)	61	52	-14.8%
Medford (97504)	156	189	21.2%
Central Point	34	60	76.5%
White City	25	29	16.0%
Eagle Point	30	55	83.3%
Shady Cove	19	23	21.1%
Gold Hill & Rogue River	14	11	-21.4%
Rural	230	270	17.4%
<b>TOTALS</b>	<b>699</b>	<b>855</b>	<b>22.3%</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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