

Jackson County Residential Statistics as of November 30, 2024

JACKSON CO EXISTING HOMES - September 1, 2024 through November 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	62	82	38	18	\$532,000	\$515,750	\$583,000	9.6%	13.0%
Talent	7	6	15	48	\$452,450	\$354,500	\$487,500	7.7%	37.5%
Phoenix	6	16	11	11	\$382,000	\$412,500	\$401,000	5.0%	-2.8%
Jacksonville	16	13	21	32	\$650,000	\$737,500	\$619,000	-4.8%	-16.1%
Medford (97501)	82	83	13	23	\$342,000	\$320,000	\$355,000	3.8%	10.9%
Medford (97504)	146	160	22	28	\$422,500	\$425,000	\$425,013	0.6%	0.0%
Central Point	49	49	22	34	\$362,500	\$393,500	\$380,000	4.8%	-3.4%
White City	15	17	20	28	\$325,000	\$330,000	\$349,000	7.4%	5.8%
Eagle Point	30	27	24	33	\$384,000	\$437,250	\$440,000	14.6%	0.6%
Shady Cove	11	12	58	111	\$367,500	\$335,000	\$442,500	20.4%	32.1%
Gold Hill & Rogue River	15	14	62	56	\$370,000	\$350,000	\$365,000	-1.4%	4.3%
TOTALS	442	483	22	28	\$395,000	\$397,250	\$405,000	2.5%	2.0%

JACKSON CO NEW CONSTRUCTION - September 1, 2024 through November 30, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	3	2	120	N/A	\$741,950	N/A	N/A	N/A	N/A
Talent	7	1	315	N/A	\$395,650	\$411,500	N/A	N/A	N/A
Phoenix	3	1	104	N/A	\$315,500	N/A	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)	3	13	39	84	\$385,000	N/A	\$405,000	5.2%	N/A
Medford (97504)	39	22	30	45	\$513,954	\$502,548	\$541,229	5.3%	7.7%
Central Point	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	14	12	57	68	N/A	\$336,500	\$353,750	N/A	5.1%
Eagle Point	9	13	278	165	\$565,973	\$515,000	\$546,960	-3.4%	6.2%
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
TOTALS	79	66	95	92	\$495,949	\$470,000	\$437,500	-11.8%	-6.9%

JACKSON CO RURAL HOMES - September 1, 2024 through November 30, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	50	66	40	44	\$580,000	\$485,000	\$587,729	1.3%	21.2%
5 - 10 Acres	41	18	41	58	\$620,000	\$720,000	\$712,500	14.9%	-1.0%
Over 10 Acres	22	21	104	116	\$667,500	\$843,150	\$700,000	4.9%	-17.0%
TOTALS	113	105	50	66	\$607,000	\$662,500	\$650,000	7.1%	-1.9%

JACKSON CO IN PARK MOBILE HOMES - September 1, 2024 through November 30, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	13	15	19	68	\$49,900	\$46,500	\$49,000	-1.8%	5.4%
Double Wide	38	38	41	89	\$144,950	\$130,950	\$125,500	-13.4%	-4.2%
TOTALS	51	53	33	82	\$118,600	\$102,000	\$110,000	-7.3%	7.8%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 11/30/23	Active 11/30/24	Change
Ashland	76	100	31.6%
Talent	17	20	17.6%
Phoenix	9	12	33.3%
Jacksonville	13	21	61.5%
Medford (97501)	56	66	17.9%
Medford (97504)	147	181	23.1%
Central Point	32	40	25.0%
White City	25	26	4.0%
Eagle Point	38	43	13.2%
Shady Cove	21	28	33.3%
Gold Hill & Rogue River	13	12	-7.7%
Rural	215	243	13.0%
TOTALS	662	792	19.6%

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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