

Jackson County Residential Statistics as of December 31, 2024

JACKSON CO EXISTING HOMES - October 1, 2024 through December 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	71	82	36	28	\$516,000	\$486,000	\$549,500	6.5%	13.1%
Talent	7	11	15	42	\$465,000	\$354,500	\$422,500	-9.1%	19.2%
Phoenix	5	10	11	20	\$380,500	\$385,000	\$408,750	7.4%	6.2%
Jacksonville	11	12	20	26	\$522,488	\$664,000	\$616,488	18.0%	-7.2%
Medford (97501)	69	66	12	23	\$335,000	\$344,000	\$349,500	4.3%	1.6%
Medford (97504)	143	172	28	37	\$426,000	\$412,000	\$438,500	2.9%	6.4%
Central Point	42	55	32	22	\$350,000	\$406,000	\$384,000	9.7%	-5.4%
White City	12	19	26	26	\$322,500	\$284,000	\$365,000	13.2%	28.5%
Eagle Point	28	28	27	44	\$390,000	\$400,000	\$477,500	22.4%	19.4%
Shady Cove	8	9	53	100	\$275,000	\$376,000	\$400,000	45.5%	6.4%
Gold Hill & Rogue River	14	8	34	56	\$365,000	\$372,500	\$339,000	-7.1%	-9.0%
TOTALS	412	476	27	32	\$390,000	\$399,450	\$413,750	6.1%	3.6%

JACKSON CO NEW CONSTRUCTION - October 1, 2024 through December 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	3	1	237	N/A	\$462,500	N/A	N/A	N/A	N/A
Phoenix	5	0	77	N/A	\$234,000	\$379,000	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)	2	13	N/A	131	\$385,000	N/A	\$404,995	5.2%	N/A
Medford (97504)	38	26	35	63	\$518,600	\$508,774	\$517,109	-0.3%	1.6%
Central Point	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	11	12	53	66	N/A	\$339,000	\$345,750	N/A	2.0%
Eagle Point	5	18	361	129	\$522,100	\$499,000	\$549,960	5.3%	10.2%
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	67	73	78	99	\$509,900	\$459,995	\$469,811	-7.9%	2.1%

JACKSON CO RURAL HOMES - October 1, 2024 through December 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	34	57	39	47	\$547,500	\$588,000	\$575,000	5.0%	-2.2%
5 - 10 Acres	34	24	65	41	\$697,500	\$707,500	\$658,750	-5.6%	-6.9%
Over 10 Acres	21	31	68	116	\$639,500	\$655,000	\$700,000	9.5%	6.9%
TOTALS	89	112	58	70	\$600,000	\$625,500	\$607,500	1.3%	-2.9%

JACKSON CO IN PARK MOBILE HOMES - October 1, 2024 through December 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	11	13	32	47	\$50,000	\$46,500	\$45,000	-10.0%	-3.2%
Double Wide	33	32	43	79	\$120,500	\$140,000	\$112,500	-6.6%	-19.6%
TOTALS	44	45	41	78	\$102,000	\$116,000	\$96,000	-5.9%	-17.2%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 12/31/23	Active 12/31/24	Change
Ashland	66	80	21.2%
Talent	17	18	5.9%
Phoenix	8	12	50.0%
Jacksonville	12	18	50.0%
Medford (97501)	58	69	19.0%
Medford (97504)	140	139	-0.7%
Central Point	29	33	13.8%
White City	23	26	13.0%
Eagle Point	34	38	11.8%
Shady Cove	17	26	52.9%
Gold Hill & Rogue River	10	12	20.0%
Rural	187	206	10.2%
TOTALS	601	677	12.6%

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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