

# Jackson County Residential Statistics as of January 31, 2025

| JACKSON CO EXISTING HOMES - November 1, 2024 through January 31, 2025 |                |            |                |             |                  |                  |                  |               |               |
|---|----------------|------------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| URBAN GROWTH BOUNDARY   | ACTIVITY       |            | CUMULATIVE DOM |             | PRICING          |                  |                  |               |               |
|   | Nov 1 - Jan 31 |            | Nov 1 - Jan 31 |             | Nov 1 - Jan 31   |                  |                  |               |               |
|   | Sold 2024      | Sold 2025  | Median 2024    | Median 2025 | Median 2023      | Median 2024      | Median 2025      | 2-year Change | 1-year Change |
| Ashland   | 56             | 57         | 41             | 47          | \$539,375        | \$499,250        | \$565,000        | 4.8%          | 13.2%         |
| Talent  | 5              | 11         | 10             | 42          | \$436,000        | \$405,000        | \$415,000        | -4.8%         | 2.5%          |
| Phoenix   | 8              | 9          | 5              | 27          | \$375,428        | \$420,000        | \$412,500        | 9.9%          | -1.8%         |
| Jacksonville  | 7              | 5          | 28             | 35          | \$473,000        | \$664,000        | \$675,000        | 42.7%         | 1.7%          |
| Medford (97501)   | 62             | 55         | 18             | 33          | \$325,000        | \$347,500        | \$349,000        | 7.4%          | 0.4%          |
| Medford (97504)   | 127            | 147        | 35             | 33          | \$416,500        | \$425,000        | \$439,000        | 5.4%          | 3.3%          |
| Central Point   | 41             | 54         | 33             | 24          | \$358,750        | \$408,500        | \$389,950        | 8.7%          | -4.5%         |
| White City  | 13             | 20         | 24             | 26          | \$327,000        | \$298,000        | \$364,500        | 11.5%         | 22.3%         |
| Eagle Point   | 25             | 24         | 19             | 63          | \$390,000        | \$350,000        | \$438,450        | 12.4%         | 25.3%         |
| Shady Cove  | 7              | 10         | 84             | 112         | \$244,000        | \$351,500        | \$397,500        | 62.9%         | 13.1%         |
| Gold Hill & Rogue River   | 12             | 3          | 25             | 16          | \$307,500        | \$359,500        | N/A              | N/A           | N/A           |
| <b>TOTALS</b>   | <b>364</b>     | <b>398</b> | <b>31</b>      | <b>34</b>   | <b>\$379,500</b> | <b>\$400,540</b> | <b>\$418,750</b> | <b>10.3%</b>  | <b>4.5%</b>   |

| JACKSON CO NEW CONSTRUCTION - November 1, 2024 through January 31, 2025 |                |           |                |             |                  |                  |                  |               |               |
|---|----------------|-----------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| URBAN GROWTH BOUNDARY   | ACTIVITY       |           | CUMULATIVE DOM |             | PRICING          |                  |                  |               |               |
|   | Nov 1 - Jan 31 |           | Nov 1 - Jan 31 |             | Nov 1 - Jan 31   |                  |                  |               |               |
|   | Sold 2024      | Sold 2025 | Median 2024    | Median 2025 | Median 2023      | Median 2024      | Median 2025      | 2-year Change | 1-year Change |
| Ashland   | 1              | 0         | N/A            | N/A         | N/A              | N/A              | N/A              | N/A           | N/A           |
| Talent  | 1              | 2         | N/A            | N/A         | N/A              | N/A              | N/A              | N/A           | N/A           |
| Phoenix   | 5              | 0         | 102            | N/A         | N/A              | \$379,400        | 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)   | 0              | 10        | N/A            | 130         | \$385,000        | N/A              | \$400,948        | 4.1%          | N/A           |
| Medford (97504)   | 32             | 23        | 40             | 60          | \$533,018        | \$489,808        | \$509,990        | -4.3%         | 4.1%          |
| Central Point   | 1              | 2         | N/A            | N/A         | N/A              | N/A              | N/A              | N/A           | N/A           |
| White City  | 13             | 22        | 60             | 54          | N/A              | \$359,900        | \$370,000        | N/A           | 2.8%          |
| Eagle Point   | 3              | 15        | 323            | 116         | \$519,900        | N/A              | \$549,960        | 5.8%          | 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>57</b>      | <b>78</b> | <b>77</b>      | <b>82</b>   | <b>\$484,990</b> | <b>\$445,000</b> | <b>\$419,013</b> | <b>-13.6%</b> | <b>-5.8%</b>  |

| JACKSON CO RURAL HOMES - November 1, 2024 through January 31, 2025 |                |            |                |             |                  |                  |                  |               |               |
|--|----------------|------------|----------------|-------------|------------------|------------------|------------------|---------------|---------------|
| ACREAGE  | ACTIVITY       |            | CUMULATIVE DOM |             | PRICING          |                  |                  |               |               |
|  | Nov 1 - Jan 31 |            | Nov 1 - Jan 31 |             | Nov 1 - Jan 31   |                  |                  |               |               |
|  | Sold 2024      | Sold 2025  | Median 2024    | Median 2025 | Median 2023      | Median 2024      | Median 2025      | 2-year Change | 1-year Change |
| Under 5 Acres  | 38             | 51         | 39             | 59          | \$503,750        | \$597,500        | \$574,000        | 13.9%         | -3.9%         |
| 5 - 10 Acres   | 24             | 26         | 53             | 49          | \$716,000        | \$602,500        | \$619,500        | -13.5%        | 2.8%          |
| Over 10 Acres  | 22             | 29         | 56             | 137         | \$644,250        | \$647,000        | \$768,000        | 19.2%         | 18.7%         |
| <b>TOTALS</b>  | <b>84</b>      | <b>106</b> | <b>46</b>      | <b>87</b>   | <b>\$595,000</b> | <b>\$602,500</b> | <b>\$614,500</b> | <b>3.3%</b>   | <b>2.0%</b>   |

| JACKSON CO IN PARK MOBILE HOMES - November 1, 2024 through January 31, 2025 |                |           |                |             |                 |                  |                  |               |               |
|---|----------------|-----------|----------------|-------------|-----------------|------------------|------------------|---------------|---------------|
| STYLE   | ACTIVITY       |           | CUMULATIVE DOM |             | PRICING         |                  |                  |               |               |
|   | Nov 1 - Jan 31 |           | Nov 1 - Jan 31 |             | Nov 1 - Jan 31  |                  |                  |               |               |
|   | Sold 2024      | Sold 2025 | Median 2024    | Median 2025 | Median 2023     | Median 2024      | Median 2025      | 2-year Change | 1-year Change |
| Single Wide   | 10             | 12        | 68             | 41          | \$40,000        | \$33,250         | \$42,500         | 6.3%          | 27.8%         |
| Double Wide   | 32             | 33        | 67             | 92          | \$115,000       | \$134,500        | \$115,000        | 0.0%          | -14.5%        |
| <b>TOTALS</b>   | <b>42</b>      | <b>45</b> | <b>67</b>      | <b>63</b>   | <b>\$89,300</b> | <b>\$109,627</b> | <b>\$100,000</b> | <b>12.0%</b>  | <b>-8.8%</b>  |

| RESIDENTIAL INVENTORY   |                 |                 |              |
|-------------------------|-----------------|-----------------|--------------|
| COMMUNITY               | Active 01/31/24 | Active 01/31/25 | Change       |
| Ashland                 | 64              | 85              | 32.8%        |
| Talent                  | 18              | 17              | -5.6%        |
| Phoenix                 | 10              | 9               | -10.0%       |
| Jacksonville            | 7               | 20              | 185.7%       |
| Medford (97501)         | 53              | 69              | 30.2%        |
| Medford (97504)         | 119             | 135             | 13.4%        |
| Central Point           | 32              | 40              | 25.0%        |
| White City              | 25              | 26              | 4.0%         |
| Eagle Point             | 37              | 41              | 10.8%        |
| Shady Cove              | 20              | 27              | 35.0%        |
| Gold Hill & Rogue River | 12              | 11              | -8.3%        |
| Rural                   | 181             | 207             | 14.4%        |
| <b>TOTALS</b>           | <b>578</b>      | <b>687</b>      | <b>18.9%</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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