

# Jackson County Residential Statistics as of March 31, 2025

JACKSON CO EXISTING HOMES - January 1, 2025 through March 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	49	50	21	54	\$576,250	\$510,000	\$496,000	-13.9%	-2.7%
Talent	11	8	52	20	\$476,000	\$442,500	\$425,000	-10.7%	-4.0%
Phoenix	12	6	14	38	\$332,000	\$365,025	\$413,500	24.5%	13.3%
Jacksonville	12	10	31	74	\$495,000	\$606,250	\$637,500	28.8%	5.2%
Medford (97501)	72	51	25	20	\$332,500	\$352,125	\$340,000	2.3%	-3.4%
Medford (97504)	117	127	32	32	\$403,000	\$434,500	\$441,000	9.4%	1.5%
Central Point	40	45	17	17	\$355,000	\$387,500	\$415,000	16.9%	7.1%
White City	14	15	15	15	\$310,000	\$327,500	\$334,250	7.8%	2.1%
Eagle Point	29	23	24	37	\$385,000	\$459,000	\$425,000	10.4%	-7.4%
Shady Cove	13	10	59	161	\$380,000	\$550,000	\$415,000	9.2%	-24.5%
Gold Hill & Rogue River	6	9	73	23	\$295,000	\$310,000	\$363,000	23.1%	17.1%
<b>TOTALS</b>	<b>375</b>	<b>356</b>	<b>27</b>	<b>32</b>	<b>\$389,000</b>	<b>\$406,500</b>	<b>\$416,500</b>	<b>7.1%</b>	<b>2.5%</b>

JACKSON CO NEW CONSTRUCTION - January 1, 2025 through March 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	0	4	N/A	3	\$389,900	N/A	\$635,000	62.9%	N/A
Talent	4	4	175	135	N/A	\$413,120	\$437,400	N/A	5.9%
Phoenix	4	0	92	N/A	\$299,900	\$509,000	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)	5	8	70	104	\$380,000	\$390,000	\$360,000	-5.3%	-7.7%
Medford (97504)	33	24	50	75	\$566,600	\$474,995	\$507,766	-10.4%	6.9%
Central Point	2	4	N/A	90	N/A	N/A	\$519,000	N/A	N/A
White City	18	26	65	45	\$289,900	\$359,950	\$348,000	20.0%	-3.3%
Eagle Point	8	5	194	216	\$419,900	\$590,965	\$565,210	34.6%	-4.4%
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>76</b>	<b>78</b>	<b>78</b>	<b>75</b>	<b>\$450,059</b>	<b>\$439,209</b>	<b>\$429,699</b>	<b>-4.5%</b>	<b>-2.2%</b>

JACKSON CO RURAL HOMES - January 1, 2025 through March 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	45	44	65	55	\$503,750	\$540,000	\$492,450	-2.2%	-8.8%
5 - 10 Acres	23	20	58	123	\$750,000	\$575,000	\$652,000	-13.1%	13.4%
Over 10 Acres	21	22	88	119	\$673,750	\$715,000	\$765,250	13.6%	7.0%
<b>TOTALS</b>	<b>89</b>	<b>86</b>	<b>67</b>	<b>101</b>	<b>\$592,500</b>	<b>\$585,000</b>	<b>\$605,000</b>	<b>2.1%</b>	<b>3.4%</b>

JACKSON CO IN PARK MOBILE HOMES - January 1, 2025 through March 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	13	17	56	104	\$50,000	\$41,000	\$40,000	-20.0%	-2.4%
Double Wide	37	29	76	88	\$120,000	\$132,000	\$120,000	0.0%	-9.1%
<b>TOTALS</b>	<b>50</b>	<b>46</b>	<b>62</b>	<b>90</b>	<b>\$112,500</b>	<b>\$107,377</b>	<b>\$100,000</b>	<b>-11.1%</b>	<b>-6.9%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 03/31/24	Active 03/31/25	Change
Ashland	79	82	3.8%
Talent	19	19	0.0%
Phoenix	10	10	0.0%
Jacksonville	15	20	33.3%
Medford (97501)	51	57	11.8%
Medford (97504)	145	148	2.1%
Central Point	35	43	22.9%
White City	17	23	35.3%
Eagle Point	38	47	23.7%
Shady Cove	20	27	35.0%
Gold Hill & Rogue River	10	9	-10.0%
Rural	185	206	11.4%
<b>TOTALS</b>	<b>624</b>	<b>691</b>	<b>10.7%</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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