

Jackson County Residential Statistics as of February 28, 2025

JACKSON CO EXISTING HOMES - December 1, 2024 through February 28, 2025

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	54	48	41	57	\$541,625	\$497,500	\$567,450	4.8%	14.1%
Talent	7	7	59	42	\$450,500	\$450,000	\$415,000	-7.9%	-7.8%
Phoenix	10	8	5	53	\$332,000	\$365,025	\$402,500	21.2%	10.3%
Jacksonville	8	6	31	40	\$495,000	\$606,250	\$644,488	30.2%	6.3%
Medford (97501)	62	52	22	22	\$332,000	\$350,625	\$337,500	1.7%	-3.7%
Medford (97504)	120	151	43	39	\$399,950	\$420,000	\$437,700	9.4%	4.2%
Central Point	31	49	35	20	\$320,000	\$405,000	\$395,000	23.4%	-2.5%
White City	12	18	31	20	\$327,000	\$295,500	\$353,500	8.1%	19.6%
Eagle Point	23	26	26	72	\$397,000	\$350,000	\$438,450	10.4%	25.3%
Shady Cove	9	9	42	150	\$233,000	\$420,000	\$400,000	71.7%	-4.8%
Gold Hill & Rogue River	7	6	28	48	\$267,500	\$359,000	\$364,500	36.3%	1.5%
TOTALS	344	381	34	35	\$380,000	\$400,000	\$415,000	9.2%	3.8%

JACKSON CO NEW CONSTRUCTION - December 1, 2024 through February 28, 2025

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	1	3	N/A	159	\$462,500	N/A	N/A	N/A	N/A
Phoenix	5	0	101	N/A	\$293,500	\$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)	1	8	N/A	88	\$382,500	N/A	\$374,993	-2.0%	N/A
Medford (97504)	31	27	40	75	\$523,500	\$469,500	\$510,000	-2.6%	8.6%
Central Point	1	4	N/A	90	N/A	N/A	\$519,000	N/A	N/A
White City	17	25	60	50	N/A	\$360,000	\$370,000	N/A	2.8%
Eagle Point	6	9	166	141	\$419,900	\$555,985	\$565,210	34.6%	1.7%
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	63	80	69	76	\$449,950	\$414,672	\$428,061	-4.9%	3.2%

JACKSON CO RURAL HOMES - December 1, 2024 through February 28, 2025

ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	32	41	48	80	\$485,000	\$540,700	\$555,000	14.4%	2.6%
5 - 10 Acres	21	21	71	58	\$775,000	\$550,000	\$610,000	-21.3%	10.9%
Over 10 Acres	25	26	70	117	\$644,250	\$585,000	\$787,025	22.2%	34.5%
TOTALS	78	88	59	89	\$575,000	\$550,000	\$617,500	7.4%	12.3%

JACKSON CO IN PARK MOBILE HOMES - December 1, 2024 through February 28, 2025

STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	13	14	46	68	\$40,000	\$41,000	\$41,000	2.5%	0.0%
Double Wide	36	36	75	81	\$115,000	\$135,000	\$115,000	0.0%	-14.8%
TOTALS	49	50	62	73	\$104,500	\$117,000	\$100,000	-4.3%	-14.5%

RESIDENTIAL INVENTORY

COMMUNITY	Active 02/29/24	Active 02/28/25	Change
Ashland	71	76	7.0%
Talent	17	18	5.9%
Phoenix	8	7	-12.5%
Jacksonville	11	21	90.9%
Medford (97501)	50	64	28.0%
Medford (97504)	127	129	1.6%
Central Point	32	42	31.3%
White City	25	26	4.0%
Eagle Point	36	40	11.1%
Shady Cove	21	26	23.8%
Gold Hill & Rogue River	10	11	10.0%
Rural	176	194	10.2%
TOTALS	584	654	12.0%

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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