

Jackson County Residential Statistics as of April 30, 2025

JACKSON CO EXISTING HOMES - February 1, 2025 through April 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	70	75	21	36	\$496,000	\$551,000	\$499,000	0.6%	-9.4%
Talent	12	16	47	8	\$450,000	\$422,000	\$397,500	-11.7%	-5.8%
Phoenix	12	5	17	49	\$345,000	\$307,000	\$398,600	15.5%	29.8%
Jacksonville	12	17	42	19	\$665,000	\$606,250	\$635,000	-4.5%	4.7%
Medford (97501)	75	64	24	13	\$330,000	\$335,000	\$340,500	3.2%	1.6%
Medford (97504)	119	145	18	30	\$432,500	\$431,500	\$433,600	0.3%	0.5%
Central Point	40	51	16	16	\$353,500	\$380,000	\$390,000	10.3%	2.6%
White City	17	21	16	7	\$300,000	\$323,000	\$330,000	10.0%	2.2%
Eagle Point	29	26	10	19	\$385,000	\$490,000	\$415,000	7.8%	-15.3%
Shady Cove	17	10	59	110	\$350,000	\$489,000	\$427,500	22.1%	-12.6%
Gold Hill & Rogue River	10	12	89	17	\$285,000	\$377,500	\$350,000	22.8%	-7.3%
TOTALS	412	444	21	23	\$390,000	\$408,000	\$410,000	5.1%	0.5%

JACKSON CO NEW CONSTRUCTION - February 1, 2025 through April 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	1	3	N/A	63	\$389,900	N/A	N/A	N/A	N/A
Talent	4	8	175	259	\$444,400	\$413,120	\$397,500	-10.6%	-3.8%
Phoenix	3	0	64	N/A	\$300,450	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)	7	9	57	83	\$380,000	\$390,000	\$360,000	-5.3%	-7.7%
Medford (97504)	36	29	55	90	\$567,000	\$465,248	\$510,000	-10.1%	9.6%
Central Point	2	4	N/A	106	N/A	N/A	\$604,500	N/A	N/A
White City	22	17	86	45	N/A	\$354,000	\$339,000	N/A	-4.2%
Eagle Point	9	4	157	196	\$419,900	\$601,970	\$557,644	32.8%	-7.4%
Shady Cove	1	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	88	74	82	103	\$450,218	\$422,427	\$443,990	-1.4%	5.1%

JACKSON CO RURAL HOMES - February 1, 2025 through April 30, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	53	51	59	37	\$497,500	\$545,000	\$504,000	1.3%	-7.5%
5 - 10 Acres	27	24	33	116	\$767,500	\$650,000	\$692,450	-9.8%	6.5%
Over 10 Acres	25	23	135	108	\$622,500	\$749,000	\$850,000	36.5%	13.5%
TOTALS	105	98	59	87	\$550,000	\$622,000	\$625,000	13.6%	0.5%

JACKSON CO IN PARK MOBILE HOMES - February 1, 2025 through April 30, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	17	20	46	68	\$61,000	\$46,999	\$45,500	-25.4%	-3.2%
Double Wide	45	37	54	55	\$122,000	\$123,000	\$115,000	-5.7%	-6.5%
TOTALS	62	57	54	63	\$115,000	\$100,000	\$100,000	-13.0%	0.0%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 04/30/24	Active 04/30/25	Change
Ashland	82	96	17.1%
Talent	16	17	6.3%
Phoenix	16	12	-25.0%
Jacksonville	22	28	27.3%
Medford (97501)	57	72	26.3%
Medford (97504)	137	164	19.7%
Central Point	43	50	16.3%
White City	22	26	18.2%
Eagle Point	43	53	23.3%
Shady Cove	18	26	44.4%
Gold Hill & Rogue River	7	16	128.6%
Rural	212	265	25.0%
TOTALS	675	825	22.2%

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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