

Jackson County Residential Statistics as of May 31, 2025

JACKSON CO EXISTING HOMES - March 1, 2025 through May 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	84	90	17	28	\$531,000	\$556,500	\$517,925	-2.5%	-6.9%
Talent	14	20	14	7	\$405,000	\$396,000	\$396,250	-2.2%	0.1%
Phoenix	12	5	16	16	\$414,750	\$343,000	\$370,000	-10.8%	7.9%
Jacksonville	16	20	21	17	\$662,500	\$743,750	\$642,500	-3.0%	-13.6%
Medford (97501)	77	76	19	13	\$310,500	\$325,000	\$352,500	13.5%	8.5%
Medford (97504)	145	160	13	24	\$439,500	\$445,185	\$450,000	2.4%	1.1%
Central Point	53	61	15	16	\$360,000	\$375,000	\$396,208	10.1%	5.7%
White City	23	29	16	18	\$305,457	\$322,000	\$330,000	8.0%	2.5%
Eagle Point	31	31	6	21	\$411,500	\$499,900	\$405,000	-1.6%	-19.0%
Shady Cove	18	10	65	72	\$353,500	\$380,000	\$405,000	14.6%	6.6%
Gold Hill & Rogue River	16	14	53	17	\$341,500	\$388,500	\$336,500	-1.5%	-13.4%
TOTALS	490	518	16	20	\$395,000	\$405,750	\$412,500	4.4%	1.7%

JACKSON CO NEW CONSTRUCTION - March 1, 2025 through May 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	2	2	N/A	N/A	\$389,900	N/A	N/A	N/A	N/A
Talent	5	8	108	282	\$409,000	\$434,900	\$408,500	-0.1%	-6.1%
Phoenix	2	0	N/A	N/A	\$294,662	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)	13	11	85	29	\$415,000	\$414,805	\$409,900	-1.2%	-1.2%
Medford (97504)	45	26	63	82	\$568,750	\$477,995	\$509,995	-10.3%	6.7%
Central Point	3	3	108	141	N/A	N/A	N/A	N/A	N/A
White City	19	14	107	45	\$311,200	\$342,500	\$344,334	10.6%	0.5%
Eagle Point	8	9	151	162	\$535,000	\$581,902	\$570,260	6.6%	-2.0%
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	100	76	86	98	\$447,609	\$435,030	\$448,995	0.3%	3.2%

JACKSON CO RURAL HOMES - March 1, 2025 through May 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	62	62	45	11	\$515,000	\$580,000	\$495,500	-3.8%	-14.6%
5 - 10 Acres	26	35	15	96	\$702,500	\$686,725	\$725,000	3.2%	5.6%
Over 10 Acres	24	26	124	126	\$746,800	\$822,750	\$865,000	15.8%	5.1%
TOTALS	112	123	35	33	\$640,000	\$682,500	\$642,600	0.4%	-5.8%

JACKSON CO IN PARK MOBILE HOMES - March 1, 2025 through May 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	17	20	60	18	\$55,000	\$45,000	\$44,250	-19.5%	-1.7%
Double Wide	37	43	43	49	\$128,500	\$108,000	\$120,000	-6.6%	11.1%
TOTALS	54	63	49	38	\$95,850	\$89,500	\$108,000	12.7%	20.7%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 05/31/24	Active 05/31/25	Change
Ashland	83	109	31.3%
Talent	19	19	0.0%
Phoenix	14	16	14.3%
Jacksonville	18	27	50.0%
Medford (97501)	62	72	16.1%
Medford (97504)	154	179	16.2%
Central Point	45	58	28.9%
White City	23	23	0.0%
Eagle Point	46	57	23.9%
Shady Cove	19	33	73.7%
Gold Hill & Rogue River	9	20	122.2%
Rural	229	328	43.2%
TOTALS	721	941	30.5%

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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