

Jackson County Residential Statistics as of June 30, 2025

JACKSON CO EXISTING HOMES - April 1, 2025 through June 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	89	88	26	18	\$535,000	\$575,000	\$542,500	1.4%	-5.7%
Talent	13	18	8	11	\$372,000	\$385,000	\$396,250	6.5%	2.9%
Phoenix	16	12	16	16	\$419,750	\$343,000	\$380,154	-9.4%	10.8%
Jacksonville	16	18	29	13	\$680,000	\$667,000	\$586,250	-13.8%	-12.1%
Medford (97501)	78	94	16	12	\$335,000	\$325,000	\$375,000	11.9%	15.4%
Medford (97504)	173	180	17	25	\$448,000	\$435,000	\$465,000	3.8%	6.9%
Central Point	55	60	8	15	\$375,000	\$392,000	\$396,604	5.8%	1.2%
White City	23	32	16	19	\$307,000	\$325,000	\$333,750	8.7%	2.7%
Eagle Point	23	38	9	24	\$397,500	\$499,900	\$420,000	5.7%	-16.0%
Shady Cove	15	11	54	85	\$343,250	\$395,000	\$397,600	15.8%	0.7%
Gold Hill & Rogue River	19	13	25	19	\$280,000	\$380,000	\$400,000	42.9%	5.3%
TOTALS	524	566	17	18	\$400,000	\$407,250	\$423,000	5.8%	3.9%

JACKSON CO NEW CONSTRUCTION - April 1, 2025 through June 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	2	4	N/A	232	\$667,063	N/A	\$870,529	30.5%	N/A
Talent	6	8	371	314	\$406,950	\$402,450	\$403,950	-0.7%	0.4%
Phoenix	2	0	N/A	N/A	\$381,000	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)	10	16	80	39	\$420,000	\$418,498	\$391,000	-6.9%	-6.6%
Medford (97504)	49	21	67	91	\$575,000	\$480,000	\$539,000	-6.3%	12.3%
Central Point	4	6	63	115	N/A	\$519,000	\$729,500	N/A	40.6%
White City	20	10	109	38	\$329,500	\$338,750	\$363,300	10.3%	7.2%
Eagle Point	6	10	99	151	\$526,250	\$576,902	\$605,110	15.0%	4.9%
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	102	78	99	110	\$425,404	\$437,748	\$462,478	8.7%	5.6%

JACKSON CO RURAL HOMES - April 1, 2025 through June 30, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	64	67	26	15	\$567,500	\$632,750	\$598,808	5.5%	-5.4%
5 - 10 Acres	32	37	15	33	\$750,000	\$657,000	\$690,000	-8.0%	5.0%
Over 10 Acres	29	32	175	21	\$744,400	\$885,000	\$886,500	19.1%	0.2%
TOTALS	125	136	31	19	\$633,600	\$700,000	\$694,500	9.6%	-0.8%

JACKSON CO IN PARK MOBILE HOMES - April 1, 2025 through June 30, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	20	23	40	27	\$61,000	\$55,500	\$45,000	-26.2%	-18.9%
Double Wide	35	49	39	45	\$112,000	\$105,000	\$120,000	7.1%	14.3%
TOTALS	55	72	39	35	\$88,000	\$90,000	\$102,500	16.5%	13.9%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 06/30/24	Active 06/30/25	Change
Ashland	90	113	25.6%
Talent	16	21	31.3%
Phoenix	14	16	14.3%
Jacksonville	18	28	55.6%
Medford (97501)	64	68	6.3%
Medford (97504)	160	167	4.4%
Central Point	57	61	7.0%
White City	19	22	15.8%
Eagle Point	47	66	40.4%
Shady Cove	25	24	-4.0%
Gold Hill & Rogue River	11	24	118.2%
Rural	240	332	38.3%
TOTALS	761	942	23.8%

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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