

Jackson County Residential Statistics as of July 31, 2025

JACKSON CO EXISTING HOMES - May 1, 2025 through July 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	70	90	28	20	\$530,000	\$549,000	\$554,000	4.5%	0.9%
Talent	17	17	8	19	\$390,000	\$405,000	\$386,000	-1.0%	-4.7%
Phoenix	14	15	23	18	\$419,500	\$396,750	\$385,500	-8.1%	-2.8%
Jacksonville	20	14	24	37	\$585,488	\$671,250	\$590,000	0.8%	-12.1%
Medford (97501)	85	93	15	14	\$340,000	\$352,500	\$377,500	11.0%	7.1%
Medford (97504)	188	185	19	26	\$450,000	\$440,000	\$463,000	2.9%	5.2%
Central Point	50	59	11	13	\$385,000	\$395,500	\$397,000	3.1%	0.4%
White City	22	29	26	28	\$310,000	\$323,500	\$335,000	8.1%	3.6%
Eagle Point	30	38	7	31	\$399,000	\$517,500	\$425,000	6.5%	-17.9%
Shady Cove	11	15	54	90	\$325,000	\$288,500	\$376,500	15.8%	30.5%
Gold Hill & Rogue River	19	12	5	20	\$322,500	\$387,000	\$399,500	23.9%	3.2%
TOTALS	531	568	17	21	\$405,000	\$409,000	\$425,000	4.9%	3.9%

JACKSON CO NEW CONSTRUCTION - May 1, 2025 through July 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	1	5	N/A	202	\$659,900	N/A	\$869,775	31.8%	N/A
Talent	7	2	432	N/A	\$409,900	\$393,900	N/A	N/A	N/A
Phoenix	4	0	126	N/A	\$336,000	\$359,750	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)	11	16	76	47	\$380,000	\$414,995	\$367,000	-3.4%	-11.6%
Medford (97504)	47	18	65	70	\$431,957	\$516,945	\$551,281	27.6%	6.6%
Central Point	3	4	29	67	N/A	\$519,000	\$729,500	N/A	40.6%
White City	12	7	73	33	\$292,900	\$355,000	\$409,500	39.8%	15.4%
Eagle Point	4	12	112	145	\$471,992	\$557,480	\$564,011	19.5%	1.2%
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	91	71	100	84	\$419,945	\$449,925	\$479,995	14.3%	6.7%

JACKSON CO RURAL HOMES - May 1, 2025 through July 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 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	77	32	14	\$565,000	\$622,000	\$611,000	8.1%	-1.8%
5 - 10 Acres	30	30	30	25	\$700,000	\$705,000	\$682,000	-2.6%	-3.3%
Over 10 Acres	26	31	130	25	\$736,500	\$876,500	\$785,000	6.6%	-10.4%
TOTALS	118	138	39	19	\$607,500	\$705,000	\$692,000	13.9%	-1.8%

JACKSON CO IN PARK MOBILE HOMES - May 1, 2025 through July 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	15	23	35	29	\$70,000	\$57,500	\$45,000	-35.7%	-21.7%
Double Wide	33	50	39	39	\$129,000	\$107,500	\$128,500	-0.4%	19.5%
TOTALS	48	73	38	32	\$94,000	\$95,500	\$95,000	1.1%	-0.5%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 07/31/24	Active 07/31/25	Change
Ashland	98	119	21.4%
Talent	16	14	-12.5%
Phoenix	16	16	0.0%
Jacksonville	22	30	36.4%
Medford (97501)	60	80	33.3%
Medford (97504)	176	167	-5.1%
Central Point	48	53	10.4%
White City	17	25	47.1%
Eagle Point	54	80	48.1%
Shady Cove	20	21	5.0%
Gold Hill & Rogue River	9	23	155.6%
Rural	243	337	38.7%
TOTALS	779	965	23.9%

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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