

Jackson County Residential Statistics as of August 31, 2025

JACKSON CO EXISTING HOMES - June 1, 2025 through August 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	73	97	25	21	\$530,000	\$579,000	\$535,000	0.9%	-7.6%
Talent	15	17	9	26	\$387,500	\$405,000	\$386,000	-0.4%	-4.7%
Phoenix	14	16	15	27	\$370,900	\$406,750	\$389,904	5.1%	-4.1%
Jacksonville	14	14	53	41	\$680,000	\$527,263	\$652,500	-4.0%	23.8%
Medford (97501)	84	83	19	15	\$350,000	\$355,000	\$389,500	11.3%	9.7%
Medford (97504)	179	187	23	20	\$449,950	\$440,000	\$460,000	2.2%	4.5%
Central Point	55	61	27	29	\$405,000	\$390,000	\$385,000	-4.9%	-1.3%
White City	19	22	26	28	\$310,000	\$335,000	\$339,500	9.5%	1.3%
Eagle Point	32	41	16	30	\$375,950	\$523,750	\$440,000	17.0%	-16.0%
Shady Cove	12	17	46	80	\$327,500	\$373,750	\$376,500	15.0%	0.7%
Gold Hill & Rogue River	15	16	7	21	\$286,750	\$334,000	\$327,000	14.0%	-2.1%
TOTALS	517	572	22	23	\$401,500	\$415,000	\$425,000	5.9%	2.4%

JACKSON CO NEW CONSTRUCTION - June 1, 2025 through August 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	2	6	N/A	183	\$687,021	N/A	\$922,388	34.3%	N/A
Talent	5	2	516	N/A	\$409,900	\$390,000	N/A	N/A	N/A
Phoenix	4	0	126	N/A	\$315,000	\$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)	7	12	46	66	\$380,000	\$404,995	\$222,250	-41.5%	-45.1%
Medford (97504)	42	19	57	80	\$486,745	\$513,470	\$561,058	15.3%	9.3%
Central Point	4	4	54	173	N/A	\$449,450	\$744,000	N/A	65.5%
White City	8	8	44	30	\$350,000	\$335,000	\$399,450	14.1%	19.2%
Eagle Point	3	5	60	102	\$425,000	N/A	\$557,762	31.2%	N/A
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	79	64	89	84	\$414,945	\$480,000	\$486,595	17.3%	1.4%

JACKSON CO RURAL HOMES - June 1, 2025 through August 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	67	84	36	23	\$595,000	\$555,000	\$619,500	4.1%	11.6%
5 - 10 Acres	43	20	54	16	\$723,500	\$607,000	\$625,000	-13.6%	3.0%
Over 10 Acres	29	34	74	26	\$700,000	\$855,000	\$742,500	6.1%	-13.2%
TOTALS	139	138	46	23	\$630,000	\$650,000	\$682,000	8.3%	4.9%

JACKSON CO IN PARK MOBILE HOMES - June 1, 2025 through August 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	19	21	39	51	\$70,500	\$61,900	\$64,750	-8.2%	4.6%
Double Wide	52	48	54	46	\$120,000	\$130,500	\$121,750	1.5%	-6.7%
TOTALS	71	69	48	46	\$105,000	\$110,000	\$108,000	2.9%	-1.8%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 08/31/24	Active 08/31/25	Change
Ashland	96	121	26.0%
Talent	18	14	-22.2%
Phoenix	14	13	-7.1%
Jacksonville	22	32	45.5%
Medford (97501)	64	93	45.3%
Medford (97504)	188	171	-9.0%
Central Point	46	43	-6.5%
White City	22	18	-18.2%
Eagle Point	57	69	21.1%
Shady Cove	23	21	-8.7%
Gold Hill & Rogue River	9	18	100.0%
Rural	252	352	39.7%
TOTALS	811	965	19.0%

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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