

Jackson County Residential Statistics as of September 30, 2025

JACKSON CO EXISTING HOMES - July 1, 2025 through September 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	76	90	16	30	\$519,280	\$615,000	\$547,750	5.5%	-10.9%
Talent	12	14	24	25	\$393,910	\$457,500	\$395,750	0.5%	-13.5%
Phoenix	18	12	12	31	\$383,450	\$407,500	\$385,250	0.5%	-5.5%
Jacksonville	11	19	23	71	\$585,488	\$685,000	\$606,700	3.6%	-11.4%
Medford (97501)	91	81	19	17	\$349,000	\$354,000	\$370,000	6.0%	4.5%
Medford (97504)	162	179	24	21	\$440,000	\$425,013	\$435,000	-1.1%	2.3%
Central Point	50	71	48	42	\$381,500	\$377,500	\$367,348	-3.7%	-2.7%
White City	19	19	26	21	\$310,000	\$335,000	\$340,000	9.7%	1.5%
Eagle Point	35	50	23	37	\$382,750	\$515,000	\$430,000	12.3%	-16.5%
Shady Cove	13	20	52	70	\$320,000	\$407,000	\$375,750	17.4%	-7.7%
Gold Hill & Rogue River	17	16	8	20	\$345,000	\$410,000	\$302,500	-12.3%	-26.2%
TOTALS	507	573	23	29	\$400,000	\$410,000	\$415,000	3.8%	1.2%

JACKSON CO NEW CONSTRUCTION - July 1, 2025 through September 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	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	99	\$682,642	N/A	\$861,512	26.2%	N/A
Talent	1	1	N/A	N/A	\$498,000	N/A	N/A	N/A	N/A
Phoenix	3	0	145	N/A	\$305,000	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	10	48	78	\$382,500	\$404,995	\$254,500	-33.5%	-37.2%
Medford (97504)	32	25	40	81	\$495,348	\$518,473	\$549,900	11.0%	6.1%
Central Point	3	3	81	161	N/A	N/A	N/A	N/A	N/A
White City	9	10	44	62	\$330,000	\$359,900	\$384,500	16.5%	6.8%
Eagle Point	3	4	86	104	\$426,000	N/A	\$551,980	29.6%	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	66	69	66	76	\$422,990	\$480,000	\$456,995	8.0%	-4.8%

JACKSON CO RURAL HOMES - July 1, 2025 through September 30, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	70	87	44	35	\$533,000	\$514,000	\$590,000	10.7%	14.8%
5 - 10 Acres	35	20	54	55	\$707,500	\$655,000	\$595,000	-15.9%	-9.2%
Over 10 Acres	21	23	70	56	\$737,500	\$820,000	\$750,000	1.7%	-8.5%
TOTALS	126	130	54	40	\$645,000	\$625,000	\$627,500	-2.7%	0.4%

JACKSON CO IN PARK MOBILE HOMES - July 1, 2025 through September 30, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	14	17	69	51	\$60,000	\$48,500	\$64,750	7.9%	33.5%
Double Wide	60	47	65	32	\$124,500	\$141,900	\$120,000	-3.6%	-15.4%
TOTALS	74	64	65	44	\$106,500	\$127,600	\$111,250	4.5%	-12.8%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 09/30/24	Active 09/30/25	Change
Ashland	93	121	30.1%
Talent	24	15	-37.5%
Phoenix	12	13	8.3%
Jacksonville	22	23	4.5%
Medford (97501)	64	89	39.1%
Medford (97504)	185	149	-19.5%
Central Point	52	44	-15.4%
White City	25	24	-4.0%
Eagle Point	50	59	18.0%
Shady Cove	21	20	-4.8%
Gold Hill & Rogue River	11	20	81.8%
Rural	248	323	30.2%
TOTALS	807	900	11.5%

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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