

Jackson County Residential Statistics as of October 31, 2025

JACKSON CO EXISTING HOMES - August 1, 2025 through October 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	93	85	16	30	\$519,500	\$581,000	\$520,000	0.1%	-10.5%
Talent	7	12	11	46	\$374,000	\$475,000	\$380,000	1.6%	-20.0%
Phoenix	18	10	13	38	\$355,000	\$398,500	\$405,000	14.1%	1.6%
Jacksonville	14	20	28	81	\$850,000	\$602,500	\$663,350	-22.0%	10.1%
Medford (97501)	86	80	21	20	\$346,500	\$352,000	\$370,000	6.8%	5.1%
Medford (97504)	170	181	23	25	\$425,000	\$425,000	\$439,000	3.3%	3.3%
Central Point	56	69	36	48	\$390,000	\$379,500	\$373,600	-4.2%	-1.6%
White City	15	20	32	24	\$310,000	\$345,000	\$372,500	20.2%	8.0%
Eagle Point	33	53	33	35	\$391,500	\$507,900	\$425,000	8.6%	-16.3%
Shady Cove	13	13	55	76	\$335,000	\$415,000	\$375,000	11.9%	-9.6%
Gold Hill & Rogue River	17	17	53	31	\$340,000	\$380,000	\$300,000	-11.8%	-21.1%
TOTALS	526	565	25	31	\$395,250	\$405,000	\$410,000	3.7%	1.2%

JACKSON CO NEW CONSTRUCTION - August 1, 2025 through October 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	4	5	141	85	\$534,081	\$755,000	\$853,250	59.8%	13.0%
Talent	1	1	N/A	N/A	\$411,747	N/A	N/A	N/A	N/A
Phoenix	1	0	N/A	N/A	\$307,500	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)	14	7	79	66	\$387,000	\$405,845	\$347,000	-10.3%	-14.5%
Medford (97504)	27	24	49	77	\$501,274	\$507,990	\$541,490	8.0%	6.6%
Central Point	3	3	81	161	N/A	N/A	N/A	N/A	N/A
White City	9	11	63	58	\$330,000	\$352,500	\$385,000	16.7%	9.2%
Eagle Point	7	7	162	112	\$535,000	\$565,000	\$510,000	-4.7%	-9.7%
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	68	71	85	73	\$465,245	\$480,000	\$449,000	-3.5%	-6.5%

JACKSON CO RURAL HOMES - August 1, 2025 through October 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	68	75	33	49	\$482,191	\$535,500	\$580,600	20.4%	8.4%
5 - 10 Acres	32	27	54	65	\$710,000	\$652,500	\$650,000	-8.5%	-0.4%
Over 10 Acres	24	27	74	36	\$913,150	\$835,000	\$750,000	-17.9%	-10.2%
TOTALS	124	129	49	54	\$662,500	\$618,250	\$630,000	-4.9%	1.9%

JACKSON CO IN PARK MOBILE HOMES - August 1, 2025 through October 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	20	19	85	81	\$57,000	\$48,500	\$35,000	-38.6%	-27.8%
Double Wide	58	38	75	25	\$132,900	\$141,900	\$115,500	-13.1%	-18.6%
TOTALS	78	57	78	46	\$105,000	\$122,500	\$110,000	4.8%	-10.2%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 10/31/24	Active 10/31/25	Change
Ashland	94	112	19.1%
Talent	24	12	-50.0%
Phoenix	12	10	-16.7%
Jacksonville	21	22	4.8%
Medford (97501)	46	101	119.6%
Medford (97504)	182	158	-13.2%
Central Point	60	52	-13.3%
White City	31	30	-3.2%
Eagle Point	54	68	25.9%
Shady Cove	20	18	-10.0%
Gold Hill & Rogue River	11	18	63.6%
Rural	247	288	16.6%
TOTALS	802	889	10.8%

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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