

Jackson County Residential Statistics as of November 30, 2025

JACKSON CO EXISTING HOMES - September 1, 2025 through November 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	83	77	16	33	\$515,750	\$581,000	\$535,000	3.7%	-7.9%
Talent	6	11	48	20	\$354,500	\$487,500	\$380,000	7.2%	-22.1%
Phoenix	17	9	11	66	\$412,500	\$410,000	\$385,000	-6.7%	-6.1%
Jacksonville	13	19	32	71	\$737,500	\$619,000	\$606,700	-17.7%	-2.0%
Medford (97501)	84	69	23	25	\$320,000	\$360,000	\$362,000	13.1%	0.6%
Medford (97504)	161	154	28	38	\$425,000	\$425,000	\$428,750	0.9%	0.9%
Central Point	49	60	34	34	\$393,500	\$380,000	\$384,500	-2.3%	1.2%
White City	17	20	28	14	\$330,000	\$349,000	\$360,000	9.1%	3.2%
Eagle Point	27	48	33	40	\$437,250	\$440,000	\$410,000	-6.2%	-6.8%
Shady Cove	12	14	111	75	\$335,000	\$442,500	\$405,000	20.9%	-8.5%
Gold Hill & Rogue River	15	14	53	29	\$350,000	\$380,000	\$313,750	-10.4%	-17.4%
TOTALS	488	500	28	34	\$397,250	\$404,998	\$410,000	3.2%	1.2%

JACKSON CO NEW CONSTRUCTION - September 1, 2025 through November 30, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	2	5	N/A	83	N/A	N/A	\$675,000	N/A	N/A
Talent	1	1	N/A	N/A	\$411,500	N/A	N/A	N/A	N/A
Phoenix	1	0	N/A	N/A	\$327,500	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)	16	3	113	58	N/A	\$404,995	N/A	N/A	N/A
Medford (97504)	22	21	45	81	\$502,548	\$541,229	\$538,990	7.3%	-0.4%
Central Point	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	12	7	68	58	\$336,500	\$353,750	\$385,000	14.4%	8.8%
Eagle Point	13	12	165	140	\$515,000	\$546,960	\$498,660	-3.2%	-8.8%
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	69	66	98	81	\$464,998	\$428,256	\$467,998	0.6%	9.3%

JACKSON CO RURAL HOMES - September 1, 2025 through November 30, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	68	64	44	56	\$485,000	\$577,500	\$554,500	14.3%	-4.0%
5 - 10 Acres	18	32	58	56	\$720,000	\$712,500	\$683,440	-5.1%	-4.1%
Over 10 Acres	21	22	116	33	\$843,150	\$700,000	\$830,000	-1.6%	18.6%
TOTALS	107	118	66	54	\$662,500	\$640,000	\$605,000	-8.7%	-5.5%

JACKSON CO IN PARK MOBILE HOMES - September 1, 2025 through November 30, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	15	21	68	81	\$46,500	\$49,000	\$35,000	-24.7%	-28.6%
Double Wide	38	30	89	21	\$130,950	\$125,500	\$120,000	-8.4%	-4.4%
TOTALS	53	51	82	62	\$102,000	\$110,000	\$90,000	-11.8%	-18.2%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 11/30/24	Active 11/30/25	Change
Ashland	90	89	-1.1%
Talent	18	11	-38.9%
Phoenix	12	9	-25.0%
Jacksonville	20	18	-10.0%
Medford (97501)	68	105	54.4%
Medford (97504)	183	145	-20.8%
Central Point	51	39	-23.5%
White City	32	25	-21.9%
Eagle Point	42	76	81.0%
Shady Cove	26	14	-46.2%
Gold Hill & Rogue River	11	12	9.1%
Rural	224	282	25.9%
TOTALS	777	825	6.2%

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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