

Jackson County Residential Statistics as of December 31, 2025

JACKSON CO EXISTING HOMES - October 1, 2025 through December 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	83	79	28	45	\$486,000	\$549,000	\$475,000	-2.3%	-13.5%
Talent	11	14	42	20	\$354,500	\$422,500	\$395,000	11.4%	-6.5%
Phoenix	10	8	20	51	\$385,000	\$408,750	\$387,450	0.6%	-5.2%
Jacksonville	12	16	26	82	\$664,000	\$616,488	\$618,500	-6.9%	0.3%
Medford (97501)	68	60	23	32	\$344,000	\$351,250	\$363,500	5.7%	3.5%
Medford (97504)	174	153	37	38	\$412,000	\$438,000	\$445,000	8.0%	1.6%
Central Point	56	60	21	30	\$406,000	\$381,500	\$398,750	-1.8%	4.5%
White City	19	22	26	14	\$284,000	\$365,000	\$360,000	26.8%	-1.4%
Eagle Point	29	34	45	54	\$400,000	\$460,000	\$404,500	1.1%	-12.1%
Shady Cove	9	10	100	75	\$376,000	\$400,000	\$442,500	17.7%	10.6%
Gold Hill & Rogue River	9	13	58	31	\$372,500	\$338,000	\$337,000	-9.5%	-0.3%
TOTALS	484	472	32	35	\$399,450	\$410,250	\$407,500	2.0%	-0.7%

JACKSON CO NEW CONSTRUCTION - October 1, 2025 through December 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	0	N/A	N/A	\$364,500	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	2	133	N/A	N/A	\$404,948	N/A	N/A	N/A
Medford (97504)	26	12	63	62	\$508,774	\$517,109	\$568,241	11.7%	9.9%
Central Point	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	12	4	66	41	\$339,000	\$345,750	\$390,500	15.2%	12.9%
Eagle Point	18	12	129	145	\$499,000	\$549,960	\$494,260	-0.9%	-10.1%
Shady Cove	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	74	50	99	86	\$456,998	\$451,761	\$450,443	-1.4%	-0.3%

JACKSON CO RURAL HOMES - October 1, 2025 through December 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	57	55	47	40	\$588,000	\$575,000	\$595,000	1.2%	3.5%
5 - 10 Acres	23	37	43	58	\$707,500	\$668,000	\$700,000	-1.1%	4.8%
Over 10 Acres	31	32	116	58	\$655,000	\$700,000	\$802,500	22.5%	14.6%
TOTALS	111	124	74	54	\$625,500	\$610,000	\$640,000	2.3%	4.9%

JACKSON CO IN PARK MOBILE HOMES - October 1, 2025 through December 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	14	19	46	103	\$46,500	\$55,000	\$45,000	-3.2%	-18.2%
Double Wide	33	30	79	32	\$140,000	\$115,000	\$116,500	-16.8%	1.3%
TOTALS	47	49	68	88	\$116,000	\$100,000	\$85,000	-26.7%	-15.0%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 12/31/24	Active 12/31/25	Change
Ashland	77	67	-13.0%
Talent	17	10	-41.2%
Phoenix	11	6	-45.5%
Jacksonville	16	17	6.3%
Medford (97501)	71	97	36.6%
Medford (97504)	147	130	-11.6%
Central Point	41	37	-9.8%
White City	31	17	-45.2%
Eagle Point	37	66	78.4%
Shady Cove	26	8	-69.2%
Gold Hill & Rogue River	9	11	22.2%
Rural	188	234	24.5%
TOTALS	671	700	4.3%

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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