

# Jackson County Residential Statistics as of January 31, 2026

JACKSON CO EXISTING HOMES - November 1, 2025 through January 31, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Ashland	57	70	47	60	\$499,250	\$565,000	\$467,500	-6.4%	-17.3%
Talent	11	11	42	9	\$405,000	\$415,000	\$410,000	1.2%	-1.2%
Phoenix	9	10	27	72	\$420,000	\$412,500	\$387,450	-7.8%	-6.1%
Jacksonville	5	11	35	80	\$664,000	\$675,000	\$600,000	-9.6%	-11.1%
Medford (97501)	57	49	32	31	\$347,500	\$350,000	\$349,000	0.4%	-0.3%
Medford (97504)	150	109	33	39	\$425,000	\$438,500	\$424,900	0.0%	-3.1%
Central Point	56	52	19	33	\$408,500	\$389,950	\$395,000	-3.3%	1.3%
White City	20	27	26	23	\$298,000	\$364,500	\$340,000	14.1%	-6.7%
Eagle Point	24	27	63	37	\$350,000	\$438,450	\$435,000	24.3%	-0.8%
Shady Cove	11	9	119	62	\$351,500	\$400,000	\$485,000	38.0%	21.3%
Gold Hill & Rogue River	4	10	50	23	\$359,500	\$376,500	\$352,500	-1.9%	-6.4%
<b>TOTALS</b>	<b>407</b>	<b>386</b>	<b>34</b>	<b>38</b>	<b>\$400,540</b>	<b>\$417,500</b>	<b>\$399,000</b>	<b>-0.4%</b>	<b>-4.4%</b>

JACKSON CO NEW CONSTRUCTION - November 1, 2025 through January 31, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Ashland	1	3	N/A	337	N/A	N/A	N/A	N/A	N/A
Talent	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	0	N/A	N/A	\$379,200	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	1	130	N/A	N/A	\$400,948	N/A	N/A	N/A
Medford (97504)	23	10	60	88	\$489,808	\$509,990	\$595,746	21.6%	16.8%
Central Point	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	22	4	54	75	\$359,900	\$370,000	\$327,450	-9.0%	-11.5%
Eagle Point	15	9	116	146	N/A	\$549,960	\$489,960	N/A	-10.9%
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
<b>TOTALS</b>	<b>79</b>	<b>42</b>	<b>81</b>	<b>117</b>	<b>\$442,259</b>	<b>\$420,035</b>	<b>\$469,960</b>	<b>6.3%</b>	<b>11.9%</b>

JACKSON CO RURAL HOMES - November 1, 2025 through January 31, 2026									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Under 5 Acres	50	56	67	37	\$597,500	\$574,500	\$496,750	-16.9%	-13.5%
5 - 10 Acres	27	31	44	72	\$602,500	\$625,000	\$666,880	10.7%	6.7%
Over 10 Acres	29	27	137	105	\$647,000	\$768,000	\$810,000	25.2%	5.5%
<b>TOTALS</b>	<b>106</b>	<b>114</b>	<b>87</b>	<b>68</b>	<b>\$602,500</b>	<b>\$617,500</b>	<b>\$600,000</b>	<b>-0.4%</b>	<b>-2.8%</b>

JACKSON CO IN PARK MOBILE HOMES - November 1, 2025 through January 31, 2026									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Single Wide	12	14	41	99	\$33,250	\$42,500	\$44,750	34.6%	5.3%
Double Wide	33	28	92	58	\$134,500	\$115,000	\$125,450	-6.7%	9.1%
<b>TOTALS</b>	<b>45</b>	<b>42</b>	<b>63</b>	<b>74</b>	<b>\$109,627</b>	<b>\$100,000</b>	<b>\$90,000</b>	<b>-17.9%</b>	<b>-10.0%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 01/31/25	Active 01/31/26	Change
Ashland	87	69	-20.7%
Talent	18	12	-33.3%
Phoenix	8	6	-25.0%
Jacksonville	17	15	-11.8%
Medford (97501)	72	94	30.6%
Medford (97504)	136	131	-3.7%
Central Point	44	32	-27.3%
White City	29	22	-24.1%
Eagle Point	42	65	54.8%
Shady Cove	27	8	-70.4%
Gold Hill & Rogue River	11	11	0.0%
Rural	190	216	13.7%
<b>TOTALS</b>	<b>681</b>	<b>681</b>	<b>0.0%</b>

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.

©2026 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.

