

# Jackson County Residential Statistics 2025

## JACKSON CO EXISTING HOMES - January 1, 2025 through December 31, 2025

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 1 - Dec 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	297	310	22	29	\$537,750	\$565,000	\$522,993	-2.7%	-7.4%
Talent	47	57	14	15	\$403,500	\$422,500	\$386,000	-4.3%	-8.6%
Phoenix	56	38	15	28	\$360,000	\$393,500	\$389,904	8.3%	-0.9%
Jacksonville	51	63	26	49	\$610,000	\$619,000	\$606,700	-0.5%	-2.0%
Medford (97501)	309	288	20	17	\$318,000	\$349,000	\$363,500	14.3%	4.2%
Medford (97504)	626	643	26	28	\$400,000	\$433,750	\$447,000	11.8%	3.1%
Central Point	201	240	21	27	\$358,350	\$385,000	\$390,000	8.8%	1.3%
White City	75	89	25	18	\$300,000	\$339,000	\$340,000	13.3%	0.3%
Eagle Point	116	146	23	35	\$402,500	\$492,500	\$425,000	5.6%	-13.7%
Shady Cove	50	51	57	85	\$362,500	\$403,500	\$399,999	10.3%	-0.9%
Gold Hill & Rogue River	51	51	31	23	\$320,520	\$375,000	\$337,000	5.1%	-10.1%
<b>TOTALS</b>	<b>1879</b>	<b>1976</b>	<b>24</b>	<b>27</b>	<b>\$380,000</b>	<b>\$408,500</b>	<b>\$415,000</b>	<b>9.2%</b>	<b>1.6%</b>

## JACKSON CO NEW CONSTRUCTION - January 1, 2025 through December 31, 2025

URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 1 - Dec 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	6	16	113	113	\$485,000	\$723,435	\$744,950	53.6%	3.0%
Talent	12	14	347	247	\$487,250	\$404,400	\$409,500	-16.0%	1.3%
Phoenix	9	0	120	N/A	N/A	\$498,500	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)	39	36	90	65	\$348,450	\$404,995	\$360,000	3.3%	-11.1%
Medford (97504)	140	83	56	80	\$472,122	\$498,974	\$525,000	11.2%	5.2%
Central Point	9	13	67	118	\$432,815	\$519,000	\$660,000	52.5%	27.2%
White City	59	50	77	47	\$229,900	\$355,000	\$374,950	63.1%	5.6%
Eagle Point	35	31	135	153	\$440,000	\$569,960	\$529,000	20.2%	-7.2%
Shady Cove	1	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>310</b>	<b>244</b>	<b>88</b>	<b>94</b>	<b>\$423,000</b>	<b>\$439,709</b>	<b>\$465,404</b>	<b>10.0%</b>	<b>5.8%</b>

## JACKSON CO RURAL HOMES - January 1, 2025 through December 31, 2025

ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 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	237	254	41	28	\$525,000	\$575,000	\$577,479	10.0%	0.4%
5 - 10 Acres	113	115	43	58	\$630,000	\$650,000	\$666,880	5.9%	2.6%
Over 10 Acres	102	109	107	64	\$815,000	\$775,000	\$795,000	-2.5%	2.6%
<b>TOTALS</b>	<b>452</b>	<b>478</b>	<b>54</b>	<b>41</b>	<b>\$595,000</b>	<b>\$625,000</b>	<b>\$640,000</b>	<b>7.6%</b>	<b>2.4%</b>

## JACKSON CO IN PARK MOBILE HOMES - January 1, 2025 through December 31, 2025

STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 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	61	80	47	67	\$51,250	\$47,500	\$45,000	-12.2%	-5.3%
Double Wide	165	160	64	44	\$105,000	\$126,000	\$120,000	14.3%	-4.8%
<b>TOTALS</b>	<b>226</b>	<b>240</b>	<b>61</b>	<b>51</b>	<b>\$94,500</b>	<b>\$105,000</b>	<b>\$100,000</b>	<b>5.8%</b>	<b>-4.8%</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.

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