

# Jackson County Residential Statistics as of February 28, 2026

JACKSON CO EXISTING HOMES - December 1, 2025 through February 28, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Ashland	49	54	56	55	\$497,500	\$565,000	\$489,500	-1.6%	-13.4%
Talent	8	12	26	7	\$450,000	\$418,750	\$410,000	-8.9%	-2.1%
Phoenix	8	11	53	39	\$365,025	\$402,500	\$415,000	13.7%	3.1%
Jacksonville	6	10	40	82	\$606,250	\$644,488	\$648,500	7.0%	0.6%
Medford (97501)	53	61	22	40	\$350,625	\$335,000	\$349,000	-0.5%	4.2%
Medford (97504)	154	113	39	46	\$420,000	\$437,850	\$426,200	1.5%	-2.7%
Central Point	52	58	18	40	\$405,000	\$392,500	\$390,750	-3.5%	-0.4%
White City	18	28	20	31	\$295,500	\$353,500	\$320,000	8.3%	-9.5%
Eagle Point	27	21	72	56	\$350,000	\$439,900	\$440,000	25.7%	0.0%
Shady Cove	9	10	150	60	\$420,000	\$400,000	\$448,500	6.8%	12.1%
Gold Hill & Rogue River	6	9	48	25	\$359,000	\$364,500	\$360,000	0.3%	-1.2%
<b>TOTALS</b>	<b>391</b>	<b>388</b>	<b>35</b>	<b>43</b>	<b>\$400,000</b>	<b>\$415,000</b>	<b>\$399,000</b>	<b>-0.2%</b>	<b>-3.9%</b>

JACKSON CO NEW CONSTRUCTION - December 1, 2025 through February 28, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Ashland	2	4	N/A	284	N/A	N/A	\$748,501	N/A	N/A
Talent	3	0	159	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	0	N/A	N/A	\$379,400	N/A	N/A	N/A	N/A
Jacksonville	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	11	6	99	182	N/A	\$360,000	\$392,450	N/A	9.0%
Medford (97504)	27	7	75	105	\$469,500	\$510,000	\$649,000	38.2%	27.3%
Central Point	4	1	90	N/A	N/A	\$519,000	N/A	N/A	N/A
White City	25	2	50	N/A	\$360,000	\$370,000	N/A	N/A	N/A
Eagle Point	9	5	141	152	\$555,985	\$565,210	\$579,525	4.2%	2.5%
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>84</b>	<b>37</b>	<b>77</b>	<b>141</b>	<b>\$414,672</b>	<b>\$425,950</b>	<b>\$453,998</b>	<b>9.5%</b>	<b>6.6%</b>

JACKSON CO RURAL HOMES - December 1, 2025 through February 28, 2026									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Under 5 Acres	40	52	83	70	\$540,700	\$562,450	\$525,000	-2.9%	-6.7%
5 - 10 Acres	22	35	56	111	\$550,000	\$612,000	\$600,000	9.1%	-2.0%
Over 10 Acres	26	26	117	107	\$585,000	\$787,025	\$742,000	26.8%	-5.7%
<b>TOTALS</b>	<b>88</b>	<b>113</b>	<b>89</b>	<b>95</b>	<b>\$550,000</b>	<b>\$620,000</b>	<b>\$600,000</b>	<b>9.1%</b>	<b>-3.2%</b>

JACKSON CO IN PARK MOBILE HOMES - December 1, 2025 through February 28, 2026									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Single Wide	14	11	68	92	\$41,000	\$41,000	\$59,000	43.9%	43.9%
Double Wide	36	30	81	55	\$135,000	\$115,000	\$125,450	-7.1%	9.1%
<b>TOTALS</b>	<b>50</b>	<b>41</b>	<b>73</b>	<b>59</b>	<b>\$117,000</b>	<b>\$100,000</b>	<b>\$99,000</b>	<b>-15.4%</b>	<b>-1.0%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 02/28/25	Active 02/28/26	Change
Ashland	74	76	2.7%
Talent	20	15	-25.0%
Phoenix	8	8	0.0%
Jacksonville	16	16	0.0%
Medford (97501)	66	100	51.5%
Medford (97504)	119	140	17.6%
Central Point	47	29	-38.3%
White City	28	25	-10.7%
Eagle Point	39	55	41.0%
Shady Cove	25	12	-52.0%
Gold Hill & Rogue River	12	13	8.3%
Rural	173	225	30.1%
<b>TOTALS</b>	<b>627</b>	<b>714</b>	<b>13.9%</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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