

# Jackson County Residential Statistics as of March 31, 2026

JACKSON CO EXISTING HOMES - January 1, 2026 through March 31, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Ashland	52	59	49	40	\$510,000	\$496,000	\$534,000	4.7%	7.7%
Talent	9	6	10	4	\$442,500	\$384,000	\$425,000	-4.0%	10.7%
Phoenix	6	11	38	51	\$365,025	\$413,500	\$415,000	13.7%	0.4%
Jacksonville	10	12	74	49	\$606,250	\$637,500	\$752,500	24.1%	18.0%
Medford (97501)	51	75	20	33	\$352,125	\$340,000	\$340,000	-3.4%	0.0%
Medford (97504)	130	113	32	52	\$434,500	\$440,000	\$425,000	-2.2%	-3.4%
Central Point	47	46	16	22	\$387,500	\$407,000	\$377,750	-2.5%	-7.2%
White City	16	25	23	35	\$327,500	\$325,125	\$305,000	-6.9%	-6.2%
Eagle Point	24	28	36	31	\$459,000	\$419,500	\$500,000	8.9%	19.2%
Shady Cove	10	9	161	62	\$550,000	\$415,000	\$457,000	-16.9%	10.1%
Gold Hill & Rogue River	9	5	23	72	\$310,000	\$363,000	\$390,000	25.8%	7.4%
<b>TOTALS</b>	<b>366</b>	<b>390</b>	<b>30</b>	<b>37</b>	<b>\$406,500</b>	<b>\$415,000</b>	<b>\$406,450</b>	<b>0.0%</b>	<b>-2.1%</b>

JACKSON CO NEW CONSTRUCTION - January 1, 2026 through March 31, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Ashland	3	5	3	270	N/A	N/A	\$735,000	N/A	N/A
Talent	4	0	135	N/A	\$413,120	\$437,400	N/A	N/A	N/A
Phoenix	0	0	N/A	N/A	\$509,000	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)	9	6	92	157	\$390,000	\$360,000	\$392,450	0.6%	9.0%
Medford (97504)	24	7	75	128	\$474,995	\$507,766	\$605,000	27.4%	19.1%
Central Point	4	2	90	N/A	N/A	\$519,000	N/A	N/A	N/A
White City	26	3	45	74	\$359,950	\$348,000	N/A	N/A	N/A
Eagle Point	5	8	216	190	\$590,965	\$565,210	\$544,980	-7.8%	-3.6%
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
<b>TOTALS</b>	<b>78</b>	<b>44</b>	<b>75</b>	<b>138</b>	<b>\$439,209</b>	<b>\$425,950</b>	<b>\$479,498</b>	<b>9.2%</b>	<b>12.6%</b>

JACKSON CO RURAL HOMES - January 1, 2026 through March 31, 2026									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Under 5 Acres	44	60	48	62	\$532,500	\$492,450	\$585,000	9.9%	18.8%
5 - 10 Acres	21	26	119	102	\$575,000	\$635,000	\$600,000	4.3%	-5.5%
Over 10 Acres	22	22	119	100	\$715,000	\$765,250	\$730,500	2.2%	-4.5%
<b>TOTALS</b>	<b>87</b>	<b>108</b>	<b>100</b>	<b>73</b>	<b>\$582,000</b>	<b>\$600,000</b>	<b>\$637,500</b>	<b>9.5%</b>	<b>6.3%</b>

JACKSON CO IN PARK MOBILE HOMES - January 1, 2026 through March 31, 2026									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Single Wide	19	12	85	83	\$41,000	\$40,000	\$38,875	-5.2%	-2.8%
Double Wide	32	26	81	57	\$132,000	\$122,500	\$128,500	-2.7%	4.9%
<b>TOTALS</b>	<b>51</b>	<b>38</b>	<b>85</b>	<b>61</b>	<b>\$107,377</b>	<b>\$100,000</b>	<b>\$84,000</b>	<b>-21.8%</b>	<b>-16.0%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 03/31/25	Active 03/31/26	Change
Ashland	75	97	29.3%
Talent	18	18	0.0%
Phoenix	9	6	-33.3%
Jacksonville	16	21	31.3%
Medford (97501)	61	88	44.3%
Medford (97504)	139	149	7.2%
Central Point	43	32	-25.6%
White City	25	27	8.0%
Eagle Point	45	49	8.9%
Shady Cove	28	12	-57.1%
Gold Hill & Rogue River	9	18	100.0%
Rural	180	235	30.6%
<b>TOTALS</b>	<b>648</b>	<b>752</b>	<b>16.0%</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.

