

# Jackson County Residential Statistics as of April 30, 2026

JACKSON CO EXISTING HOMES - February 1, 2026 through April 30, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Ashland	76	73	33	15	\$551,000	\$493,000	\$545,000	-1.1%	10.5%
Talent	17	9	6	7	\$422,000	\$385,000	\$468,000	10.9%	21.6%
Phoenix	5	12	49	20	\$307,000	\$398,600	\$415,000	35.2%	4.1%
Jacksonville	17	15	19	22	\$606,250	\$635,000	\$730,000	20.4%	15.0%
Medford (97501)	64	85	13	33	\$335,000	\$340,500	\$344,500	2.8%	1.2%
Medford (97504)	147	160	30	32	\$431,500	\$432,000	\$452,500	4.9%	4.7%
Central Point	54	50	16	26	\$380,000	\$392,500	\$379,750	-0.1%	-3.2%
White City	22	20	7	18	\$323,000	\$332,000	\$326,100	1.0%	-1.8%
Eagle Point	26	36	19	33	\$490,000	\$415,000	\$451,000	-8.0%	8.7%
Shady Cove	10	8	110	77	\$489,000	\$427,500	\$448,500	-8.3%	4.9%
Gold Hill & Rogue River	12	6	17	107	\$377,500	\$350,000	\$298,850	-20.8%	-14.6%
<b>TOTALS</b>	<b>452</b>	<b>475</b>	<b>23</b>	<b>28</b>	<b>\$408,000</b>	<b>\$410,000</b>	<b>\$418,000</b>	<b>2.5%</b>	<b>2.0%</b>

JACKSON CO NEW CONSTRUCTION - February 1, 2026 through April 30, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Ashland	4	2	75	N/A	N/A	\$715,000	N/A	N/A	N/A
Talent	8	0	259	N/A	\$413,120	\$397,500	N/A	N/A	N/A
Phoenix	0	0	N/A	N/A	N/A	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	10	83	221	\$390,000	\$360,000	\$395,000	1.3%	9.7%
Medford (97504)	29	9	90	86	\$465,248	\$510,000	\$547,000	17.6%	7.3%
Central Point	4	2	106	N/A	N/A	\$604,500	N/A	N/A	N/A
White City	17	2	45	N/A	\$354,000	\$339,000	N/A	N/A	N/A
Eagle Point	4	12	196	192	\$601,970	\$557,644	\$571,125	-5.1%	2.4%
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>75</b>	<b>50</b>	<b>103</b>	<b>136</b>	<b>\$422,427</b>	<b>\$445,990</b>	<b>\$472,498</b>	<b>11.9%</b>	<b>5.9%</b>

JACKSON CO RURAL HOMES - February 1, 2026 through April 30, 2026									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Under 5 Acres	52	55	40	41	\$545,000	\$502,000	\$640,000	17.4%	27.5%
5 - 10 Acres	26	31	116	58	\$650,000	\$682,500	\$600,000	-7.7%	-12.1%
Over 10 Acres	23	23	108	74	\$749,000	\$850,000	\$720,000	-3.9%	-15.3%
<b>TOTALS</b>	<b>101</b>	<b>109</b>	<b>80</b>	<b>54</b>	<b>\$622,000</b>	<b>\$625,000</b>	<b>\$635,000</b>	<b>2.1%</b>	<b>1.6%</b>

JACKSON CO IN PARK MOBILE HOMES - February 1, 2026 through April 30, 2026									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Single Wide	21	15	72	41	\$46,999	\$46,000	\$50,000	6.4%	8.7%
Double Wide	39	29	50	46	\$123,000	\$119,000	\$110,000	-10.6%	-7.6%
<b>TOTALS</b>	<b>60</b>	<b>44</b>	<b>59</b>	<b>44</b>	<b>\$100,000</b>	<b>\$107,000</b>	<b>\$78,115</b>	<b>-21.9%</b>	<b>-27.0%</b>

RESIDENTIAL INVENTORY			
COMMUNITY	Active 04/30/25	Active 04/30/26	Change
Ashland	92	112	21.7%
Talent	14	18	28.6%
Phoenix	13	10	-23.1%
Jacksonville	21	16	-23.8%
Medford (97501)	65	103	58.5%
Medford (97504)	155	177	14.2%
Central Point	48	27	-43.8%
White City	27	37	37.0%
Eagle Point	55	55	0.0%
Shady Cove	24	15	-37.5%
Gold Hill & Rogue River	14	20	42.9%
Rural	231	267	15.6%
<b>TOTALS</b>	<b>759</b>	<b>857</b>	<b>12.9%</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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