



**JACKSON CO EXISTING HOME SALES - January 1 through December 31, 2015**

| AREA                    | ACTIVITY       |             | DAYS ON MKT    |              | PRICING          |                  |                  |                 |                 |
|-------------------------|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|
|                         | Jan 1 - Dec 31 |             | Jan 1 - Dec 31 |              | Jan 1 - Dec 31   |                  |                  |                 |                 |
|                         | # Sold 2014    | # Sold 2015 | Average 2014   | Average 2015 | Median \$ 2010   | Median \$ 2014   | Median \$ 2015   | 5-year % Change | 1-year % Change |
| Ashland                 | 327            | 391         | 71             | 62           | \$285,000        | \$362,000        | \$359,000        | 26.0%           | -0.8%           |
| Talent                  | 76             | 80          | 46             | 32           | \$161,450        | \$205,000        | \$237,250        | 46.9%           | 15.7%           |
| Phoenix                 | 40             | 53          | 59             | 53           | \$153,525        | \$192,000        | \$226,000        | 47.2%           | 17.7%           |
| Jacksonville            | 45             | 43          | 62             | 58           | \$265,000        | \$315,000        | \$298,000        | 12.5%           | -5.4%           |
| Northwest Medford       | 40             | 95          | 38             | 34           | \$130,000        | \$157,450        | \$173,000        | 33.1%           | 9.9%            |
| West Medford            | 177            | 226         | 42             | 44           | \$91,500         | \$125,000        | \$148,000        | 61.7%           | 18.4%           |
| Southwest Medford       | 128            | 151         | 32             | 39           | \$156,000        | \$190,000        | \$210,000        | 34.6%           | 10.5%           |
| East Medford            | 660            | 771         | 52             | 51           | \$185,750        | \$224,700        | \$245,000        | 31.9%           | 9.0%            |
| Central Point           | 259            | 344         | 49             | 45           | \$153,750        | \$178,000        | \$210,000        | 36.6%           | 18.0%           |
| White City              | 91             | 115         | 45             | 45           | \$116,500        | \$149,000        | \$155,000        | 33.0%           | 4.0%            |
| Eagle Point             | 153            | 185         | 45             | 48           | \$175,700        | \$225,000        | \$238,400        | 35.7%           | 6.0%            |
| Shady Cove / Trail      | 36             | 47          | 129            | 68           | \$134,750        | \$154,950        | \$185,000        | 37.3%           | 19.4%           |
| Gold Hill & Rogue River | 53             | 62          | 73             | 86           | \$126,500        | \$155,000        | \$157,250        | 24.3%           | 1.5%            |
| <b>COUNTY TOTALS</b>    | <b>2085</b>    | <b>2567</b> | <b>54</b>      | <b>50</b>    | <b>\$164,900</b> | <b>\$208,000</b> | <b>\$225,000</b> | <b>36.4%</b>    | <b>8.2%</b>     |

**JACKSON CO NEW HOME SALES - January 1 through December 31, 2015**

| AREA                    | ACTIVITY       |             | DAYS ON MKT    |              | PRICING          |                  |                  |                 |                 |
|-------------------------|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|
|                         | Jan 1 - Dec 31 |             | Jan 1 - Dec 31 |              | Jan 1 - Dec 31   |                  |                  |                 |                 |
|                         | # Sold 2014    | # Sold 2015 | Average 2014   | Average 2015 | Median \$ 2010   | Median \$ 2014   | Median \$ 2015   | 5-year % Change | 1-year % Change |
| Ashland                 | 14             | 25          | 87             | 127          | \$336,000        | \$442,500        | \$385,000        | 14.6%           | -13.0%          |
| Talent                  | 14             | 4           | 142            | 86           | \$276,198        | \$238,950        | \$234,000        | -15.3%          | -2.1%           |
| Phoenix                 | 2              | 0           | N/A            | N/A          | N/A              | N/A              | N/A              | N/A             | N/A             |
| Jacksonville            | 14             | 11          | 132            | 138          | \$202,900        | \$255,000        | \$291,500        | 43.7%           | 14.3%           |
| Northwest Medford       | 28             | 16          | 70             | 26           | \$185,575        | \$226,350        | \$225,097        | 21.3%           | -0.6%           |
| West Medford            | 16             | 5           | 207            | 42           | \$156,175        | \$161,703        | \$224,900        | 44.0%           | 39.1%           |
| Southwest Medford       | 17             | 13          | 68             | 61           | \$199,000        | \$223,500        | \$230,000        | 15.6%           | 2.9%            |
| East Medford            | 85             | 101         | 85             | 101          | \$270,000        | \$350,000        | \$355,000        | 31.5%           | 1.4%            |
| Central Point           | 31             | 32          | 65             | 56           | N/A              | \$235,000        | \$259,900        | N/A             | 10.6%           |
| White City              | 33             | 26          | 64             | 51           | \$158,000        | \$182,800        | \$194,775        | 23.3%           | 6.6%            |
| Eagle Point             | 14             | 22          | 124            | 78           | \$222,450        | \$232,500        | \$257,000        | 15.5%           | 10.5%           |
| Shady Cove / Trail      | 2              | 3           | N/A            | 133          | N/A              | N/A              | N/A              | N/A             | N/A             |
| Gold Hill & Rogue River | 11             | 16          | 12             | 42           | \$189,900        | \$178,900        | \$192,265        | 1.2%            | 7.5%            |
| <b>COUNTY TOTALS</b>    | <b>281</b>     | <b>274</b>  | <b>89</b>      | <b>82</b>    | <b>\$210,400</b> | <b>\$243,500</b> | <b>\$289,900</b> | <b>37.8%</b>    | <b>19.1%</b>    |

**JACKSON CO RURAL HOME SALES - January 1 through December 31, 2015**

| ACREAGE             | ACTIVITY       |             | DAYS ON MKT    |              | PRICING          |                  |                  |                 |                 | Dec 2014 vs Dec 2015 |                  |
|---------------------|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
|                     | Jan 1 - Dec 31 |             | Jan 1 - Dec 31 |              | Jan 1 - Dec 31   |                  |                  |                 |                 | Dec 2014 vs Dec 2015 |                  |
|                     | # Sold 2014    | # Sold 2015 | Average 2014   | Average 2015 | Median \$ 2010   | Median \$ 2014   | Median \$ 2015   | 5-year % Change | 1-year % Change | Median \$            | Median \$        |
| Under 5 Acres       | 256            | 291         | 96             | 80           | \$200,000        | \$251,750        | \$276,000        | 38.0%           | 9.6%            | \$392,500            | \$278,000        |
| 5 - 10 Acres        | 143            | 181         | 106            | 91           | \$259,505        | \$309,900        | \$335,000        | 29.1%           | 8.1%            | \$321,500            | \$330,005        |
| Over 10 Acres       | 117            | 134         | 142            | 168          | \$341,000        | \$380,000        | \$399,250        | 17.1%           | 5.1%            | \$320,000            | \$407,000        |
| <b>RURAL TOTALS</b> | <b>514</b>     | <b>606</b>  | <b>106</b>     | <b>103</b>   | <b>\$248,000</b> | <b>\$289,000</b> | <b>\$319,125</b> | <b>28.7%</b>    | <b>10.4%</b>    | <b>\$327,000</b>     | <b>\$320,000</b> |

**JACKSON CO EXISTING HOME SALES: DISTRESSED SALE COMPARISONS - January 1 through December 31, 2015**

| AREA                    | CLOSED TRANSACTIONS |              |            |             |           |             |             | AVERAGE DAYS ON MARKET |           |           |           | MEDIAN PRICING   |                  |                  |                  |
|-------------------------|---------------------|--------------|------------|-------------|-----------|-------------|-------------|------------------------|-----------|-----------|-----------|------------------|------------------|------------------|------------------|
|                         | Jan 1 - Dec 31      |              |            |             |           |             |             | Jan 1 - Dec 31         |           |           |           | Jan 1 - Dec 31   |                  |                  |                  |
|                         | Normal              | Normal %     | REO        | REO %       | Short     | Short %     | All         | Normal                 | REO       | Short     | All       | Normal           | REO              | Short            | All              |
| Ashland                 | 369                 | 94.4%        | 22         | 5.6%        | 0         | 0.0%        | 391         | 63                     | 46        | N/A       | 62        | \$365,000        | \$222,225        | N/A              | \$359,000        |
| Talent                  | 71                  | 88.8%        | 3          | 3.8%        | 6         | 7.5%        | 80          | 31                     | N/A       | 52        | 32        | \$241,000        | N/A              | \$186,000        | \$237,250        |
| Phoenix                 | 47                  | 88.7%        | 6          | 11.3%       | 0         | 0.0%        | 53          | 55                     | 34        | N/A       | 53        | \$236,500        | \$137,750        | N/A              | \$226,000        |
| Jacksonville            | 42                  | 97.7%        | 0          | 0.0%        | 1         | 2.3%        | 43          | 55                     | N/A       | N/A       | 58        | \$304,000        | N/A              | N/A              | \$298,000        |
| Northwest Medford       | 86                  | 90.5%        | 6          | 6.3%        | 3         | 3.2%        | 95          | 33                     | 36        | N/A       | 34        | \$179,750        | \$141,750        | N/A              | \$173,000        |
| West Medford            | 180                 | 79.6%        | 37         | 16.4%       | 9         | 4.0%        | 226         | 47                     | 36        | 27        | 44        | \$151,500        | \$118,650        | \$100,000        | \$148,000        |
| Southwest Medford       | 137                 | 90.7%        | 11         | 7.3%        | 3         | 2.0%        | 151         | 39                     | 22        | N/A       | 39        | \$211,250        | \$180,100        | N/A              | \$210,000        |
| East Medford            | 692                 | 89.8%        | 64         | 8.3%        | 15        | 1.9%        | 771         | 53                     | 39        | 55        | 51        | \$250,000        | \$178,900        | \$178,217        | \$245,000        |
| Central Point           | 304                 | 88.4%        | 31         | 9.0%        | 9         | 2.6%        | 344         | 44                     | 36        | 106       | 45        | \$210,250        | \$164,900        | \$211,150        | \$210,000        |
| White City              | 95                  | 82.6%        | 14         | 12.2%       | 6         | 5.2%        | 115         | 44                     | 50        | 46        | 45        | \$158,000        | \$124,950        | \$145,000        | \$155,000        |
| Eagle Point             | 163                 | 88.1%        | 14         | 7.6%        | 8         | 4.3%        | 185         | 45                     | 38        | 123       | 48        | \$242,000        | \$136,800        | \$207,430        | \$238,400        |
| Shady Cove / Trail      | 36                  | 76.6%        | 8          | 17.0%       | 3         | 6.4%        | 47          | 73                     | 46        | N/A       | 68        | \$199,500        | \$174,450        | N/A              | \$185,000        |
| Gold Hill & Rogue River | 51                  | 82.3%        | 9          | 14.5%       | 2         | 3.2%        | 62          | 88                     | 86        | N/A       | 86        | \$164,850        | \$105,000        | N/A              | \$157,250        |
| <b>COUNTY TOTALS</b>    | <b>2273</b>         | <b>88.5%</b> | <b>228</b> | <b>8.9%</b> | <b>66</b> | <b>2.6%</b> | <b>2567</b> | <b>51</b>              | <b>40</b> | <b>67</b> | <b>50</b> | <b>\$235,000</b> | <b>\$159,018</b> | <b>\$171,000</b> | <b>\$225,000</b> |



| JOSEPHINE CO EXISTING HOME SALES - January 1 through December 31, 2015 |                |             |                |              |                  |                  |                  |                 |                 |
|--|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|
| AREA   | ACTIVITY       |             | DAYS ON MKT    |              | PRICING          |                  |                  |                 |                 |
|  | Jan 1 - Dec 31 |             | Jan 1 - Dec 31 |              | Jan 1 - Dec 31   |                  |                  |                 |                 |
|  | # Sold 2014    | # Sold 2015 | Average 2014   | Average 2015 | Median \$ 2010   | Median \$ 2014   | Median \$ 2015   | 5-year % Change | 1-year % Change |
| NW Grants Pass   | 88             | 112         | 88             | 70           | \$148,950        | \$211,500        | \$201,250        | 35.1%           | -4.8%           |
| NE Grants Pass   | 83             | 82          | 72             | 57           | \$150,000        | \$165,000        | \$174,750        | 16.5%           | 5.9%            |
| SW Grants Pass   | 90             | 113         | 54             | 65           | \$118,940        | \$145,000        | \$153,000        | 28.6%           | 5.5%            |
| SE Grants Pass   | 42             | 59          | 120            | 61           | \$134,900        | \$148,700        | \$182,000        | 34.9%           | 22.4%           |
| UGB Redwood  | 64             | 85          | 75             | 40           | \$175,000        | \$188,700        | \$202,000        | 15.4%           | 7.0%            |
| Fruitdale  | 18             | 21          | 53             | 63           | \$134,850        | \$166,500        | \$199,000        | 47.6%           | 19.5%           |
| UGB Fruitdale  | 61             | 72          | 80             | 54           | \$195,000        | \$195,500        | \$202,500        | 3.8%            | 3.6%            |
| UGB Williams Hwy   | 45             | 39          | 66             | 96           | \$174,000        | \$199,000        | \$195,000        | 12.1%           | -2.0%           |
| Cave Junction  | 20             | 27          | 75             | 119          | \$120,000        | \$149,000        | \$142,000        | 18.3%           | -4.7%           |
| <b>COUNTY TOTALS</b>   | <b>493</b>     | <b>586</b>  | <b>77</b>      | <b>64</b>    | <b>\$150,000</b> | <b>\$176,000</b> | <b>\$185,000</b> | <b>23.3%</b>    | <b>5.1%</b>     |

| JOSEPHINE CO NEW HOME SALES - January 1 through December 31, 2015 |                |             |                |              |                  |                  |                  |                 |                 |
|---|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|
| AREA  | ACTIVITY       |             | DAYS ON MKT    |              | PRICING          |                  |                  |                 |                 |
|   | Jan 1 - Dec 31 |             | Jan 1 - Dec 31 |              | Jan 1 - Dec 31   |                  |                  |                 |                 |
|   | # Sold 2014    | # Sold 2015 | Average 2014   | Average 2015 | Median \$ 2010   | Median \$ 2014   | Median \$ 2015   | 5-year % Change | 1-year % Change |
| NW Grants Pass  | 3              | 2           | 187            | N/A          | N/A              | N/A              | N/A              | N/A             | N/A             |
| NE Grants Pass  | 3              | 2           | 120            | N/A          | N/A              | N/A              | N/A              | N/A             | N/A             |
| SW Grants Pass  | 3              | 4           | 215            | 146          | N/A              | N/A              | \$184,125        | N/A             | N/A             |
| SE Grants Pass  | 0              | 3           | N/A            | 69           | N/A              | N/A              | N/A              | N/A             | N/A             |
| UGB Redwood   | 14             | 12          | 92             | 93           | N/A              | \$216,750        | \$246,500        | N/A             | 13.7%           |
| Fruitdale   | 1              | 0           | N/A            | N/A          | N/A              | N/A              | N/A              | N/A             | N/A             |
| UGB Fruitdale   | 1              | 4           | N/A            | 155          | N/A              | N/A              | \$271,500        | N/A             | N/A             |
| UGB Williams Hwy  | 2              | 0           | N/A            | N/A          | N/A              | N/A              | N/A              | N/A             | N/A             |
| Cave Junction   | 0              | 1           | N/A            | N/A          | N/A              | N/A              | N/A              | N/A             | N/A             |
| <b>COUNTY TOTALS</b>  | <b>26</b>      | <b>28</b>   | <b>111</b>     | <b>106</b>   | <b>\$201,000</b> | <b>\$217,250</b> | <b>\$237,900</b> | <b>18.4%</b>    | <b>9.5%</b>     |

| JOSEPHINE CO RURAL HOME SALES - January 1 through December 31, 2015 |                |             |                |              |                  |                  |                  |                 |                 |                      |                  |
|---|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
| ACREAGE   | ACTIVITY       |             | DAYS ON MKT    |              | PRICING          |                  |                  |                 |                 | Dec 2014 vs Dec 2015 |                  |
|   | Jan 1 - Dec 31 |             | Jan 1 - Dec 31 |              | Jan 1 - Dec 31   |                  |                  |                 |                 |                      |                  |
|   | # Sold 2014    | # Sold 2015 | Average 2014   | Average 2015 | Median \$ 2010   | Median \$ 2014   | Median \$ 2015   | 5-year % Change | 1-year % Change | Median \$            | Median \$        |
| Under 5 Acres   | 239            | 314         | 107            | 84           | \$187,000        | \$221,100        | \$235,000        | 25.7%           | 6.3%            | \$215,000            | \$239,000        |
| 5 - 10 Acres  | 122            | 145         | 101            | 107          | \$231,000        | \$241,000        | \$260,000        | 12.6%           | 7.9%            | \$182,000            | \$261,500        |
| Over 10 Acres   | 54             | 75          | 129            | 130          | \$286,500        | \$280,000        | \$295,000        | 3.0%            | 5.4%            | N/A                  | \$292,500        |
| <b>RURAL TOTALS</b>   | <b>415</b>     | <b>533</b>  | <b>108</b>     | <b>97</b>    | <b>\$206,000</b> | <b>\$230,000</b> | <b>\$250,000</b> | <b>21.4%</b>    | <b>8.7%</b>     | <b>\$208,500</b>     | <b>\$250,000</b> |

| JOSEPHINE CO EXISTING HOME SALES: DISTRESSED SALE COMPARISONS - January 1 through December 31, 2015 |                     |              |           |              |           |             |            |                        |           |            |           |                  |                  |                  |                  |
|---|---------------------|--------------|-----------|--------------|-----------|-------------|------------|------------------------|-----------|------------|-----------|------------------|------------------|------------------|------------------|
| AREA  | CLOSED TRANSACTIONS |              |           |              |           |             |            | AVERAGE DAYS ON MARKET |           |            |           | MEDIAN PRICING   |                  |                  |                  |
|   | Jan 1 - Dec 31      |              |           |              |           |             |            | Jan 1 - Dec 31         |           |            |           | Jan 1 - Dec 31   |                  |                  |                  |
|   | Normal              | Normal %     | REO       | REO %        | Short     | Short %     | All        | Normal                 | REO       | Short      | All       | Normal           | REO              | Short            | All              |
| NW Grants Pass  | 95                  | 84.8%        | 13        | 11.6%        | 4         | 3.6%        | 112        | 64                     | 57        | 256        | 70        | \$230,000        | \$137,500        | \$110,750        | \$201,250        |
| NE Grants Pass  | 67                  | 81.7%        | 14        | 17.1%        | 1         | 1.2%        | 82         | 55                     | 60        | N/A        | 57        | \$183,900        | \$129,150        | N/A              | \$174,750        |
| SW Grants Pass  | 85                  | 75.2%        | 21        | 18.6%        | 7         | 6.2%        | 113        | 59                     | 34        | 232        | 65        | \$169,900        | \$104,900        | \$135,000        | \$153,000        |
| SE Grants Pass  | 47                  | 79.7%        | 12        | 20.3%        | 0         | 0.0%        | 59         | 70                     | 29        | N/A        | 61        | \$190,000        | \$99,646         | N/A              | \$182,000        |
| UGB Redwood   | 74                  | 87.1%        | 11        | 12.9%        | 0         | 0.0%        | 85         | 43                     | 21        | N/A        | 40        | \$205,000        | \$190,500        | N/A              | \$202,000        |
| Fruitdale   | 16                  | 76.2%        | 4         | 19.0%        | 1         | 4.8%        | 21         | 63                     | 33        | N/A        | 63        | \$202,750        | \$148,770        | N/A              | \$199,000        |
| UGB Fruitdale   | 55                  | 76.4%        | 15        | 20.8%        | 2         | 2.8%        | 72         | 46                     | 72        | N/A        | 54        | \$215,000        | \$167,000        | N/A              | \$202,500        |
| UGB Williams Hwy  | 29                  | 74.4%        | 7         | 17.9%        | 3         | 7.7%        | 39         | 82                     | 42        | N/A        | 96        | \$210,000        | \$129,156        | N/A              | \$195,000        |
| Cave Junction   | 23                  | 85.2%        | 4         | 14.8%        | 0         | 0.0%        | 27         | 131                    | 46        | N/A        | 119       | \$142,000        | \$127,000        | N/A              | \$142,000        |
| <b>COUNTY TOTALS</b>  | <b>475</b>          | <b>81.1%</b> | <b>95</b> | <b>16.2%</b> | <b>16</b> | <b>2.7%</b> | <b>586</b> | <b>61</b>              | <b>46</b> | <b>255</b> | <b>64</b> | <b>\$190,000</b> | <b>\$137,000</b> | <b>\$134,530</b> | <b>\$185,000</b> |

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