



JACKSON CO EXISTING HOME SALES - February 1, 2015 through April 30, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Apr 2014 vs Apr 2015	
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30						
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	57	71	53	84	\$287,500	\$354,000	\$338,500	17.7%	-4.4%	\$376,000	\$376,000
Talent	14	15	66	47	\$161,950	\$197,750	\$220,000	35.8%	11.3%	\$177,250	\$245,000
Phoenix	8	14	36	86	\$155,000	\$229,000	\$254,500	64.2%	11.1%	N/A	\$259,000
Jacksonville	8	8	98	70	\$220,000	\$334,500	\$319,000	45.0%	-4.6%	N/A	N/A
Northwest Medford	10	18	34	44	\$165,000	\$158,250	\$152,450	-7.6%	-3.7%	\$151,000	\$156,900
West Medford	46	38	55	46	\$90,000	\$117,400	\$139,500	55.0%	18.8%	\$142,500	\$139,000
Southwest Medford	25	35	25	59	\$160,000	\$163,000	\$205,000	28.1%	25.8%	\$174,950	\$189,900
East Medford	125	167	58	69	\$179,450	\$221,500	\$240,000	33.7%	8.4%	\$210,000	\$250,000
Central Point	51	72	37	57	\$157,450	\$185,000	\$189,950	20.6%	2.7%	\$177,000	\$206,500
White City	33	26	33	50	\$135,700	\$154,500	\$151,500	11.6%	-1.9%	\$155,000	\$164,000
Eagle Point	40	30	46	54	\$198,000	\$234,250	\$216,950	9.6%	-7.4%	\$188,450	\$207,950
Shady Cove / Trail	4	5	85	132	\$118,500	\$154,650	\$178,900	51.0%	15.7%	N/A	N/A
Gold Hill & Rogue River	13	9	76	105	\$131,000	\$129,500	\$157,000	19.8%	21.2%	N/A	N/A
URBAN TOTALS	434	508	51	65	\$165,000	\$190,000	\$214,950	30.3%	13.1%	\$195,450	\$214,500

JACKSON CO NEW HOME SALES - February 1, 2015 through April 30, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Apr 2014 vs Apr 2015	
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30						
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	5	1	244	N/A	N/A	\$231,250	N/A	N/A	N/A	N/A	N/A
Phoenix	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	2	4	N/A	80	N/A	N/A	\$280,400	N/A	N/A	N/A	N/A
Northwest Medford	12	6	80	28	N/A	\$237,495	\$211,500	N/A	-10.9%	\$241,373	N/A
West Medford	4	3	209	61	N/A	\$192,500	N/A	N/A	N/A	N/A	N/A
Southwest Medford	5	4	75	127	N/A	\$214,900	\$219,500	N/A	2.1%	N/A	N/A
East Medford	25	27	136	100	\$284,500	\$334,900	\$348,500	22.5%	4.1%	\$314,450	\$334,950
Central Point	8	8	85	149	N/A	\$240,750	\$247,400	N/A	2.8%	\$240,750	\$275,950
White City	8	3	30	23	\$155,000	\$183,416	N/A	N/A	N/A	N/A	N/A
Eagle Point	1	4	N/A	52	\$217,400	N/A	\$240,250	10.5%	N/A	N/A	N/A
Shady Cove / Trail	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	72	65	110	95	\$213,950	\$243,433	\$270,000	26.2%	10.9%	\$231,250	\$255,450

JACKSON CO RURAL HOME SALES - February 1, 2015 through April 30, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Apr 2014 vs Apr 2015	
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30						
	# 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	58	54	58	88	\$214,900	\$225,000	\$225,000	4.7%	0.0%	\$215,500	\$210,000
5 - 10 Acres	32	46	128	105	\$280,000	\$265,000	\$298,000	6.4%	12.5%	\$252,500	\$300,000
Over 10 Acres	17	27	129	173	\$350,000	\$425,000	\$356,000	1.7%	-16.2%	\$329,500	\$356,000
RURAL TOTALS	107	127	91	112	\$259,900	\$250,000	\$285,000	9.7%	14.0%	\$224,900	\$282,500

ALL HOMES ON MARKET (includes rural)			
Area	Active 04/30/14	Active 04/30/15	% Change
Ashland	215	198	-7.9%
Talent	26	27	3.8%
Phoenix	25	14	-44.0%
Jacksonville	59	47	-20.3%
Northwest Medford	12	21	75.0%
West Medford	44	53	20.5%
Southwest Medford	45	49	8.9%
East Medford	196	211	7.7%
Central Point	113	87	-23.0%
White City	25	22	-12.0%
Eagle Point	103	105	1.9%
Shady Cove / Trail	57	51	-10.5%
Gold Hill & Rogue River	111	113	1.8%
Other Areas	77	65	-15.6%
COUNTY TOTALS	1108	1063	-4.1%

The statistics in the top two charts represent urban area homes and exclude rural properties. N/A means "No or Insufficient Activity" in the reporting period.

Median price means the midpoint, with half of the sales being above and half below the listed number; *it is not the same as average.*

Median prices reflect overall market trends and are not a measure of pricing for individual properties. Small sampling sizes can lead to wide variances in year to year comparisons.

Statistics are based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

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JACKSON CO EXISTING HOME SALES: DISTRESSED - February 1, 2015 through April 30, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2014 vs Apr 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
Ashland	5	7	56	52	\$156,500	\$167,000	6.7%	N/A	N/A
Talent	3	2	127	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	3	N/A	44	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
Northwest Medford	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	12	8	35	34	\$85,500	\$131,000	53.2%	\$106,000	N/A
Southwest Medford	2	6	N/A	24	N/A	\$176,300	N/A	N/A	N/A
East Medford	18	19	73	66	\$177,500	\$175,000	-1.4%	\$177,500	\$155,000
Central Point	10	12	39	76	\$158,750	\$163,450	3.0%	N/A	N/A
White City	8	4	50	69	\$138,950	\$153,950	10.8%	N/A	N/A
Eagle Point	9	5	56	27	\$170,000	\$118,000	-30.6%	\$150,000	N/A
Shady Cove / Trail	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	72	72	53	59	\$155,000	\$159,750	3.1%	\$156,500	\$153,950

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - February 1, 2015 through April 30, 2015															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	64	90.1%	7	9.9%	0	0.0%	71	88	52	N/A	84	\$376,000	\$167,000	N/A	\$338,500
Talent	13	86.7%	0	0.0%	2	13.3%	15	43	N/A	N/A	47	\$225,000	N/A	N/A	\$220,000
Phoenix	11	78.6%	3	21.4%	0	0.0%	14	97	N/A	N/A	86	\$259,000	N/A	N/A	\$254,500
Jacksonville	7	87.5%	0	0.0%	1	12.5%	8	51	N/A	N/A	70	\$340,000	N/A	N/A	\$319,000
Northwest Medford	16	88.9%	1	5.6%	1	5.6%	18	41	N/A	N/A	44	\$155,950	N/A	N/A	\$152,450
West Medford	30	78.9%	8	21.1%	0	0.0%	38	49	34	N/A	46	\$139,500	\$131,000	N/A	\$139,500
Southwest Medford	29	82.9%	5	14.3%	1	2.9%	35	66	26	N/A	59	\$206,000	\$180,100	N/A	\$205,000
East Medford	148	88.6%	13	7.8%	6	3.6%	167	69	75	47	69	\$250,000	\$185,000	\$161,150	\$240,000
Central Point	60	83.3%	8	11.1%	4	5.6%	72	53	38	152	57	\$194,250	\$152,450	\$171,500	\$189,950
White City	22	84.6%	2	7.7%	2	7.7%	26	46	N/A	N/A	50	\$151,500	N/A	N/A	\$151,500
Eagle Point	25	83.3%	3	10.0%	2	6.7%	30	60	N/A	N/A	54	\$240,000	N/A	N/A	\$216,950
Shady Cove / Trail	4	80.0%	1	20.0%	0	0.0%	5	161	N/A	N/A	132	\$177,500	N/A	N/A	\$178,900
Gold Hill & Rogue River	7	77.8%	2	22.2%	0	0.0%	9	100	N/A	N/A	105	\$157,000	N/A	N/A	\$157,000
URBAN TOTALS	436	85.8%	53	10.4%	19	3.7%	508	66	52	78	65	\$225,000	\$156,000	\$170,000	\$214,950

ALL HOMES ON MARKET (including rural) - 04/30/15							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	192	97.0%	5	2.5%	0	0.0%	198
Talent	26	96.3%	0	0.0%	1	3.7%	27
Phoenix	14	100.0%	0	0.0%	0	0.0%	14
Jacksonville	47	100.0%	0	0.0%	0	0.0%	47
Northwest Medford	20	95.2%	1	4.8%	0	0.0%	21
West Medford	47	88.7%	5	9.4%	1	1.9%	53
Southwest Medford	44	89.8%	1	2.0%	1	2.0%	49
East Medford	199	94.3%	4	1.9%	4	1.9%	211
Central Point	80	92.0%	4	4.6%	4	4.6%	87
White City	16	72.7%	3	13.6%	1	4.5%	22
Eagle Point	96	91.4%	5	4.8%	3	2.9%	105
Shady Cove / Trail	46	90.2%	4	7.8%	1	2.0%	51
Gold Hill & Rogue River	108	95.6%	3	2.7%	0	0.0%	113
Other Areas	64	98.5%	1	1.5%	0	0.0%	65
COUNTY TOTALS	999	94.0%	36	3.4%	16	1.5%	1063

REO/Short sales and inventories are not foreclosure rates.

"Normal" indicates properties that do not require third party approval for the transaction.

"REO" means Real Estate Owned, indicating bank or mortgage company ownership.

"Short" stands for Short Sale, where third party approval is required for the transaction.

Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.

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