



JACKSON CO EXISTING HOME SALES - May 1, 2014 through July 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jul 2013 vs Jul 2014	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31						
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	105	105	55	58	\$325,000	\$330,000	\$359,000	10.5%	8.8%	\$377,100	\$372,500
Talent	25	30	63	36	\$217,000	\$175,000	\$203,750	-6.1%	16.4%	\$157,000	\$215,000
Phoenix	13	12	21	44	\$180,000	\$194,900	\$194,500	8.1%	-0.2%	\$229,500	\$222,450
Jacksonville	14	20	97	77	\$290,000	\$345,000	\$353,150	21.8%	2.4%	\$415,000	\$247,500
Northwest Medford	18	3	28	61	\$130,600	\$121,450	N/A	N/A	N/A	\$112,425	N/A
West Medford	47	48	52	33	\$116,500	\$103,000	\$138,000	18.5%	34.0%	\$105,000	\$144,000
Southwest Medford	37	32	27	21	\$172,000	\$177,000	\$206,500	20.1%	16.7%	\$180,000	\$210,000
East Medford	173	191	47	45	\$215,000	\$215,000	\$224,900	4.6%	4.6%	\$228,000	\$228,750
Central Point	88	83	31	40	\$173,400	\$166,500	\$175,000	0.9%	5.1%	\$168,800	\$164,900
White City	24	17	31	47	\$146,000	\$124,500	\$144,900	-0.8%	16.4%	\$120,001	N/A
Eagle Point	49	39	50	33	\$197,450	\$225,000	\$218,000	10.4%	-3.1%	\$180,250	\$274,500
Shady Cove / Trail	7	7	96	134	\$188,250	\$160,000	\$154,900	-17.7%	-3.2%	N/A	\$147,000
Gold Hill & Rogue River	11	18	36	61	\$169,000	\$165,000	\$160,750	-4.9%	-2.6%	\$166,000	\$152,000
<b>URBAN TOTALS</b>	<b>612</b>	<b>604</b>	<b>46</b>	<b>46</b>	<b>\$190,000</b>	<b>\$194,200</b>	<b>\$215,000</b>	<b>13.2%</b>	<b>10.7%</b>	<b>\$200,000</b>	<b>\$222,000</b>

JACKSON CO NEW HOME SALES - May 1, 2014 through July 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jul 2013 vs Jul 2014	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31						
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	6	134	54	\$202,000	\$396,500	\$400,000	98.0%	0.9%	N/A	N/A
Talent	13	4	45	67	N/A	\$145,000	\$244,400	N/A	68.6%	\$145,000	N/A
Phoenix	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	5	N/A	69	N/A	N/A	\$185,000	N/A	N/A	N/A	N/A
West Medford	1	7	N/A	244	N/A	N/A	\$156,655	N/A	N/A	N/A	N/A
Southwest Medford	5	6	81	50	N/A	\$199,900	\$225,805	N/A	13.0%	N/A	N/A
East Medford	20	19	40	71	\$315,000	\$357,704	\$368,000	16.8%	2.9%	N/A	\$400,000
Central Point	5	8	71	76	N/A	\$228,200	\$238,850	N/A	4.7%	\$228,200	N/A
White City	7	7	47	75	\$186,900	\$174,900	\$182,800	-2.2%	4.5%	\$173,075	N/A
Eagle Point	4	0	19	N/A	\$229,900	\$299,550	N/A	N/A	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	0	3	N/A	11	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>63</b>	<b>67</b>	<b>58</b>	<b>87</b>	<b>\$224,900</b>	<b>\$239,900</b>	<b>\$235,500</b>	<b>4.7%</b>	<b>-1.8%</b>	<b>\$215,200</b>	<b>\$253,000</b>

JACKSON CO RURAL HOME SALES - May 1, 2014 through July 31, 2014											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jul 2013 vs Jul 2014	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31						
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	82	62	104	98	\$250,000	\$237,450	\$275,000	10.0%	15.8%	\$199,900	\$333,500
5 - 10 Acres	43	43	103	80	\$280,000	\$260,000	\$329,000	17.5%	26.5%	\$243,000	\$382,000
Over 10 Acres	33	36	216	161	\$366,250	\$346,750	\$343,500	-6.2%	-0.9%	\$350,875	\$311,000
<b>RURAL TOTALS</b>	<b>158</b>	<b>141</b>	<b>127</b>	<b>109</b>	<b>\$284,900</b>	<b>\$280,000</b>	<b>\$310,000</b>	<b>8.8%</b>	<b>10.7%</b>	<b>\$252,000</b>	<b>\$349,750</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 07/31/13	Active 07/31/14	% Change
Ashland	230	233	1.3%
Talent	30	29	-3.3%
Phoenix	26	28	7.7%
Jacksonville	74	67	-9.5%
Northwest Medford	21	19	-9.5%
West Medford	62	50	-19.4%
Southwest Medford	37	58	56.8%
East Medford	219	276	26.0%
Central Point	90	135	50.0%
White City	35	33	-5.7%
Eagle Point	94	113	20.2%
Shady Cove / Trail	76	66	-13.2%
Gold Hill & Rogue River	109	113	3.7%
Other Areas	78	79	1.3%
<b>COUNTY TOTALS</b>	<b>1181</b>	<b>1299</b>	<b>10.0%</b>

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.

Northwest Medford was split from West Medford in January 2009, therefore has limited sales history.

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 - May 1, 2014 through July 31, 2014									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2013 vs Jul 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2013	Median \$ 2014	1-year % Change	Median \$	Median \$
Ashland	7	3	100	129	\$279,900	N/A	N/A	N/A	N/A
Talent	5	6	99	50	\$171,600	\$181,007	5.5%	N/A	N/A
Phoenix	3	5	9	51	N/A	\$138,900	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	9	2	21	N/A	\$125,000	N/A	N/A	N/A	N/A
West Medford	20	7	69	30	\$77,750	\$133,000	71.1%	\$80,000	N/A
Southwest Medford	11	2	17	N/A	\$149,900	N/A	N/A	N/A	N/A
East Medford	24	16	36	65	\$145,750	\$174,000	19.4%	\$179,950	\$189,000
Central Point	13	15	31	46	\$130,500	\$155,000	18.8%	\$133,600	\$159,900
White City	10	1	50	N/A	\$120,001	N/A	N/A	\$120,001	N/A
Eagle Point	8	3	93	18	\$149,000	N/A	N/A	N/A	N/A
Shady Cove / Trail	3	2	68	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	3	N/A	95	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>114</b>	<b>66</b>	<b>50</b>	<b>60</b>	<b>\$130,000</b>	<b>\$154,500</b>	<b>18.8%</b>	<b>\$131,000</b>	<b>\$164,950</b>

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - May 1, 2014 through July 31, 2014															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	May 1 - Jul 31							May 1 - Jul 31				May 1 - Jul 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	102	97.1%	2	1.9%	1	1.0%	105	56	N/A	N/A	58	\$362,000	N/A	N/A	\$359,000
Talent	24	80.0%	5	16.7%	1	3.3%	30	33	60	N/A	36	\$208,500	\$182,000	N/A	\$203,750
Phoenix	7	58.3%	3	25.0%	2	16.7%	12	39	N/A	N/A	44	\$225,000	N/A	N/A	\$194,500
Jacksonville	18	90.0%	1	5.0%	0	0.0%	20	81	N/A	N/A	77	\$353,150	N/A	N/A	\$353,150
Northwest Medford	1	33.3%	1	33.3%	1	33.3%	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	41	85.4%	5	10.4%	2	4.2%	48	33	32	N/A	33	\$139,000	\$103,489	N/A	\$138,000
Southwest Medford	29	90.6%	2	6.3%	0	0.0%	32	18	N/A	N/A	21	\$209,000	N/A	N/A	\$206,500
East Medford	175	91.6%	12	6.3%	4	2.1%	191	43	34	160	45	\$227,500	\$183,500	\$149,750	\$224,900
Central Point	67	80.7%	11	13.3%	4	4.8%	83	39	52	31	40	\$187,000	\$159,900	\$144,250	\$175,000
White City	16	94.1%	0	0.0%	1	5.9%	17	34	N/A	N/A	47	\$146,450	N/A	N/A	\$144,900
Eagle Point	35	89.7%	2	5.1%	1	2.6%	39	35	N/A	N/A	33	\$225,000	N/A	N/A	\$218,000
Shady Cove / Trail	5	71.4%	1	14.3%	1	14.3%	7	164	N/A	N/A	134	\$154,900	N/A	N/A	\$154,900
Gold Hill & Rogue River	14	77.8%	1	5.6%	2	11.1%	18	46	N/A	N/A	61	\$155,250	N/A	N/A	\$160,750
<b>URBAN TOTALS</b>	<b>533</b>	<b>88.2%</b>	<b>46</b>	<b>7.6%</b>	<b>20</b>	<b>3.3%</b>	<b>604</b>	<b>44</b>	<b>49</b>	<b>86</b>	<b>46</b>	<b>\$224,500</b>	<b>\$154,500</b>	<b>\$153,500</b>	<b>\$215,000</b>

ALL HOMES ON MARKET (including rural) - 07/31/14							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	229	98.3%	2	0.9%	1	0.4%	233
Talent	28	96.6%	1	3.4%	0	0.0%	29
Phoenix	27	96.4%	0	0.0%	1	3.6%	28
Jacksonville	66	98.5%	0	0.0%	1	1.5%	67
Northwest Medford	16	84.2%	1	5.3%	2	10.5%	19
West Medford	45	90.0%	3	6.0%	1	2.0%	50
Southwest Medford	54	93.1%	2	3.4%	2	3.4%	58
East Medford	262	94.9%	4	1.4%	8	2.9%	276
Central Point	123	91.1%	2	1.5%	9	6.7%	135
White City	29	87.9%	2	6.1%	2	6.1%	33
Eagle Point	105	92.9%	2	1.8%	6	5.3%	113
Shady Cove / Trail	61	92.4%	5	7.6%	1	1.5%	66
Gold Hill & Rogue River	105	92.9%	2	1.8%	4	3.5%	113
Other Areas	79	100.0%	0	0.0%	0	0.0%	79
<b>COUNTY TOTALS</b>	<b>1229</b>	<b>94.6%</b>	<b>26</b>	<b>2.0%</b>	<b>38</b>	<b>2.9%</b>	<b>1299</b>

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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