



JACKSON CO EXISTING HOME SALES - April 1, 2015 through June 30, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jun 2014 vs Jun 2015	
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30						
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	97	118	52	55	\$305,000	\$362,000	\$368,500	20.8%	1.8%	\$350,000	\$371,000
Talent	27	20	38	32	\$167,500	\$190,000	\$232,500	38.8%	22.4%	\$197,750	\$240,000
Phoenix	9	15	45	40	\$194,900	\$179,000	\$195,000	0.1%	8.9%	\$174,500	\$212,125
Jacksonville	16	11	51	69	N/A	\$409,500	\$310,000	N/A	-24.3%	\$379,150	N/A
Northwest Medford	8	23	32	26	\$149,500	\$139,000	\$172,226	15.2%	23.9%	N/A	\$201,113
West Medford	51	47	31	48	\$95,250	\$139,000	\$139,000	45.9%	0.0%	\$127,900	\$127,200
Southwest Medford	34	43	25	42	\$167,450	\$198,500	\$205,000	22.4%	3.3%	\$203,000	\$205,000
East Medford	180	227	42	56	\$178,450	\$220,000	\$253,000	41.8%	15.0%	\$214,900	\$250,000
Central Point	77	99	36	33	\$153,250	\$181,000	\$218,500	42.6%	20.7%	\$179,750	\$216,750
White City	25	34	38	41	\$113,000	\$155,000	\$151,700	34.2%	-2.1%	\$144,900	\$163,450
Eagle Point	40	52	37	49	\$167,000	\$200,000	\$239,000	43.1%	19.5%	\$225,000	\$245,000
Shady Cove / Trail	4	12	123	86	\$111,250	\$274,000	\$177,500	59.6%	-35.2%	N/A	\$288,500
Gold Hill & Rogue River	16	15	64	92	\$131,000	\$155,250	\$157,500	20.2%	1.4%	\$127,500	\$204,500
<b>URBAN TOTALS</b>	<b>583</b>	<b>718</b>	<b>41</b>	<b>49</b>	<b>\$164,700</b>	<b>\$208,500</b>	<b>\$235,000</b>	<b>42.7%</b>	<b>12.7%</b>	<b>\$208,750</b>	<b>\$240,000</b>

JACKSON CO NEW HOME SALES - April 1, 2015 through June 30, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jun 2014 vs Jun 2015	
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30						
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	3	3	40	143	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	5	1	29	N/A	N/A	\$230,900	N/A	N/A	N/A	N/A	N/A
Phoenix	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	4	N/A	152	N/A	N/A	\$280,400	N/A	N/A	N/A	N/A
Northwest Medford	13	4	74	41	\$182,788	\$225,000	\$212,738	16.4%	-5.4%	N/A	N/A
West Medford	7	2	268	N/A	\$154,625	\$156,655	N/A	N/A	N/A	N/A	N/A
Southwest Medford	5	2	47	N/A	\$194,000	\$223,500	N/A	N/A	N/A	N/A	N/A
East Medford	22	25	96	110	\$270,000	\$336,950	\$325,000	20.4%	-3.5%	\$369,900	\$322,450
Central Point	9	10	68	144	N/A	\$249,000	\$262,400	N/A	5.4%	N/A	\$244,900
White City	9	9	61	58	\$161,350	\$182,800	\$189,900	17.7%	3.9%	\$183,150	\$189,900
Eagle Point	0	3	N/A	99	\$215,000	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	3	11	35	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>78</b>	<b>68</b>	<b>90</b>	<b>103</b>	<b>\$199,045</b>	<b>\$230,700</b>	<b>\$271,604</b>	<b>36.5%</b>	<b>17.7%</b>	<b>\$230,900</b>	<b>\$281,950</b>

JACKSON CO RURAL HOME SALES - April 1, 2015 through June 30, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jun 2014 vs Jun 2015	
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 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	68	103	91	71	\$215,000	\$229,150	\$283,000	31.6%	23.5%	\$275,000	\$345,000
5 - 10 Acres	34	57	88	76	\$256,055	\$287,200	\$320,000	25.0%	11.4%	\$300,000	\$320,000
Over 10 Acres	31	30	180	192	\$350,000	\$329,500	\$405,000	15.7%	22.9%	\$336,750	\$399,250
<b>RURAL TOTALS</b>	<b>133</b>	<b>190</b>	<b>111</b>	<b>92</b>	<b>\$241,750</b>	<b>\$276,000</b>	<b>\$319,000</b>	<b>32.0%</b>	<b>15.6%</b>	<b>\$300,000</b>	<b>\$345,000</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 06/30/14	Active 06/30/15	% Change
Ashland	261	197	-24.5%
Talent	28	23	-17.9%
Phoenix	33	17	-48.5%
Jacksonville	72	63	-12.5%
Northwest Medford	18	13	-27.8%
West Medford	55	67	21.8%
Southwest Medford	53	39	-26.4%
East Medford	270	254	-5.9%
Central Point	121	111	-8.3%
White City	33	35	6.1%
Eagle Point	112	110	-1.8%
Shady Cove / Trail	65	55	-15.4%
Gold Hill & Rogue River	120	94	-21.7%
Other Areas	80	71	-11.3%
<b>COUNTY TOTALS</b>	<b>1321</b>	<b>1149</b>	<b>-13.0%</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.

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 - April 1, 2015 through June 30, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30			Jun 2014 vs Jun 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
Ashland	4	11	128	41	\$233,250	\$272,550	16.8%	N/A	\$318,000
Talent	7	2	50	N/A	\$180,014	N/A	N/A	N/A	N/A
Phoenix	3	3	55	16	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	4	2	49	N/A	\$139,000	N/A	N/A	N/A	N/A
West Medford	11	12	25	47	\$125,000	\$83,500	-33.2%	N/A	\$80,000
Southwest Medford	3	4	53	55	N/A	\$168,500	N/A	N/A	N/A
East Medford	17	17	57	48	\$170,000	\$169,000	-0.6%	\$183,723	\$179,500
Central Point	10	11	26	27	\$131,250	\$170,000	29.5%	\$158,750	\$170,000
White City	3	5	99	39	N/A	\$145,500	N/A	N/A	N/A
Eagle Point	7	7	29	45	\$146,000	\$155,000	6.2%	N/A	N/A
Shady Cove / Trail	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	3	N/A	68	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>71</b>	<b>82</b>	<b>49</b>	<b>43</b>	<b>\$150,000</b>	<b>\$158,250</b>	<b>5.5%</b>	<b>\$178,000</b>	<b>\$171,113</b>

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - April 1, 2015 through June 30, 2015															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Apr 1 - Jun 30							Apr 1 - Jun 30				Apr 1 - Jun 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	107	90.7%	11	9.3%	0	0.0%	118	56	41	N/A	55	\$372,000	\$272,550	N/A	\$368,500
Talent	18	90.0%	0	0.0%	2	10.0%	20	32	N/A	N/A	32	\$241,500	N/A	N/A	\$232,500
Phoenix	12	80.0%	3	20.0%	0	0.0%	15	45	N/A	N/A	40	\$238,375	N/A	N/A	\$195,000
Jacksonville	10	90.9%	0	0.0%	1	9.1%	11	55	N/A	N/A	69	\$325,000	N/A	N/A	\$310,000
Northwest Medford	21	91.3%	1	4.3%	1	4.3%	23	27	N/A	N/A	26	\$167,500	N/A	N/A	\$172,226
West Medford	35	74.5%	11	23.4%	1	2.1%	47	48	47	N/A	48	\$145,000	\$85,000	N/A	\$139,000
Southwest Medford	39	90.7%	2	4.7%	2	4.7%	43	41	N/A	N/A	42	\$206,000	N/A	N/A	\$205,000
East Medford	210	92.5%	14	6.2%	3	1.3%	227	56	39	N/A	56	\$260,000	\$164,018	N/A	\$253,000
Central Point	88	88.9%	10	10.1%	1	1.0%	99	34	29	N/A	33	\$225,950	\$165,000	N/A	\$218,500
White City	29	85.3%	5	14.7%	0	0.0%	34	42	39	N/A	41	\$164,000	\$145,500	N/A	\$151,700
Eagle Point	45	86.5%	4	7.7%	3	5.8%	52	49	42	N/A	49	\$246,000	\$123,963	N/A	\$239,000
Shady Cove / Trail	10	83.3%	1	8.3%	1	8.3%	12	92	N/A	N/A	86	\$186,500	N/A	N/A	\$177,500
Gold Hill & Rogue River	12	80.0%	3	20.0%	0	0.0%	15	98	N/A	N/A	92	\$178,000	N/A	N/A	\$157,500
<b>URBAN TOTALS</b>	<b>636</b>	<b>88.6%</b>	<b>66</b>	<b>9.2%</b>	<b>16</b>	<b>2.2%</b>	<b>718</b>	<b>50</b>	<b>38</b>	<b>65</b>	<b>49</b>	<b>\$243,600</b>	<b>\$155,500</b>	<b>\$171,113</b>	<b>\$235,000</b>

ALL HOMES ON MARKET (including rural) - 06/30/15							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	193	98.0%	1	0.5%	1	0.5%	197
Talent	21	91.3%	0	0.0%	2	8.7%	23
Phoenix	17	100.0%	0	0.0%	0	0.0%	17
Jacksonville	63	100.0%	0	0.0%	0	0.0%	63
Northwest Medford	10	76.9%	1	7.7%	1	7.7%	13
West Medford	59	88.1%	5	7.5%	2	3.0%	67
Southwest Medford	36	92.3%	0	0.0%	0	0.0%	39
East Medford	239	94.1%	8	3.1%	5	2.0%	254
Central Point	103	92.8%	4	3.6%	4	3.6%	111
White City	29	82.9%	3	8.6%	1	2.9%	35
Eagle Point	105	95.5%	3	2.7%	1	0.9%	110
Shady Cove / Trail	49	89.1%	4	7.3%	2	3.6%	55
Gold Hill & Rogue River	91	96.8%	2	2.1%	0	0.0%	94
Other Areas	71	100.0%	0	0.0%	0	0.0%	71
<b>COUNTY TOTALS</b>	<b>1086</b>	<b>94.5%</b>	<b>31</b>	<b>2.7%</b>	<b>19</b>	<b>1.7%</b>	<b>1149</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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