



JACKSON CO EXISTING HOME SALES - April 1, 2016 through June 30, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jun 2015 vs Jun 2016	
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30						
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	120	82	54	36	\$290,000	\$370,250	\$392,500	35.3%	6.0%	\$372,725	\$416,000
Talent	20	22	32	20	\$178,250	\$232,500	\$273,750	53.6%	17.7%	\$240,000	\$272,500
Phoenix	15	9	40	34	\$147,450	\$195,000	\$229,900	55.9%	17.9%	\$212,125	N/A
Jacksonville	10	14	74	72	\$216,025	\$292,500	\$343,450	59.0%	17.4%	N/A	\$356,950
Northwest Medford	24	21	26	49	\$103,500	\$169,863	\$199,900	93.1%	17.7%	\$172,226	\$195,000
West Medford	50	46	45	36	\$87,550	\$139,500	\$178,250	103.6%	27.8%	\$142,500	\$173,500
Southwest Medford	43	46	42	29	\$151,500	\$205,000	\$229,500	51.5%	12.0%	\$205,000	\$231,250
East Medford	232	259	56	45	\$165,000	\$250,250	\$260,000	57.6%	3.9%	\$250,000	\$265,000
Central Point	103	102	33	35	\$126,850	\$218,000	\$214,950	69.5%	-1.4%	\$214,950	\$206,550
White City	35	31	40	22	\$87,050	\$150,000	\$170,000	95.3%	13.3%	\$163,450	\$167,950
Eagle Point	54	56	48	69	\$133,000	\$239,000	\$256,000	92.5%	7.1%	\$242,000	\$257,000
Shady Cove / Trail	12	12	86	42	N/A	\$177,500	\$253,175	N/A	42.6%	\$288,500	\$294,450
Gold Hill & Rogue River	17	20	83	43	\$134,900	\$175,750	\$179,750	33.2%	2.3%	\$202,500	\$190,000
URBAN TOTALS	737	720	49	41	\$147,500	\$231,000	\$245,500	66.4%	6.3%	\$238,400	\$251,700

JACKSON CO NEW HOME SALES - April 1, 2016 through June 30, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jun 2015 vs Jun 2016	
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30						
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	3	5	143	218	N/A	N/A	\$520,000	N/A	N/A	N/A	N/A
Talent	1	1	N/A	N/A	N/A	N/A	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	4	4	152	2	N/A	\$280,400	\$400,000	N/A	42.7%	N/A	N/A
Northwest Medford	5	2	32	N/A	N/A	\$213,234	N/A	N/A	N/A	N/A	N/A
West Medford	2	5	N/A	28	\$146,500	N/A	\$230,000	57.0%	N/A	N/A	N/A
Southwest Medford	3	3	35	43	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	27	45	109	66	\$289,000	\$325,000	\$354,000	22.5%	8.9%	\$319,900	\$340,583
Central Point	10	7	144	112	\$219,450	\$262,400	\$236,900	8.0%	-9.7%	\$244,900	N/A
White City	9	6	58	22	\$156,450	\$189,900	\$207,000	32.3%	9.0%	\$189,900	N/A
Eagle Point	3	6	99	31	N/A	N/A	\$263,500	N/A	N/A	N/A	N/A
Shady Cove / Trail	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	5	35	93	N/A	N/A	\$199,900	N/A	N/A	N/A	N/A
URBAN TOTALS	72	89	100	74	\$204,000	\$270,154	\$310,700	52.3%	15.0%	\$270,000	\$341,950

JACKSON CO RURAL HOME SALES - April 1, 2016 through June 30, 2016											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jun 2015 vs Jun 2016	
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30						
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	103	84	71	59	\$168,575	\$284,500	\$279,455	65.8%	-1.8%	\$345,000	\$285,000
5 - 10 Acres	59	33	75	83	\$229,000	\$320,000	\$370,000	61.6%	15.6%	\$325,000	\$369,000
Over 10 Acres	33	34	176	80	\$346,250	\$400,000	\$476,000	37.5%	19.0%	\$398,500	\$440,000
RURAL TOTALS	195	151	90	69	\$210,400	\$320,000	\$325,000	54.5%	1.6%	\$345,000	\$330,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 06/30/15	Active 06/30/16	% Change
Ashland	197	201	2.0%
Talent	23	22	-4.3%
Phoenix	17	12	-29.4%
Jacksonville	63	51	-19.0%
Northwest Medford	13	12	-7.7%
West Medford	67	46	-31.3%
Southwest Medford	39	52	33.3%
East Medford	254	230	-9.4%
Central Point	111	83	-25.2%
White City	35	22	-37.1%
Eagle Point	110	76	-30.9%
Shady Cove / Trail	55	54	-1.8%
Gold Hill & Rogue River	94	84	-10.6%
Other Areas	71	58	-18.3%
COUNTY TOTALS	1149	1003	-12.7%

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, 2016 through June 30, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30			Jun 2015 vs Jun 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Ashland	11	5	41	52	\$272,550	\$300,000	10.1%	\$318,000	N/A
Talent	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	3	3	16	69	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	0	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	13	6	44	50	\$85,000	\$92,250	8.5%	\$80,000	N/A
Southwest Medford	4	4	55	29	\$168,500	\$158,288	-6.1%	N/A	N/A
East Medford	17	17	48	62	\$169,000	\$197,000	16.6%	\$179,500	\$238,000
Central Point	14	14	25	35	\$165,000	\$177,500	7.6%	\$170,000	\$179,950
White City	5	4	39	19	\$145,500	\$167,000	14.8%	N/A	N/A
Eagle Point	8	12	45	108	\$138,100	\$225,000	62.9%	N/A	\$184,750
Shady Cove / Trail	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	2	68	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	87	72	42	57	\$157,000	\$187,450	19.4%	\$169,500	\$189,900

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - April 1, 2016 through June 30, 2016															
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	77	93.9%	5	6.1%	0	0.0%	82	35	52	N/A	36	\$405,000	\$300,000	N/A	\$392,500
Talent	20	90.9%	2	9.1%	0	0.0%	22	17	N/A	N/A	20	\$273,750	N/A	N/A	\$273,750
Phoenix	6	66.7%	3	33.3%	0	0.0%	9	16	N/A	N/A	34	\$257,000	N/A	N/A	\$229,900
Jacksonville	14	100.0%	0	0.0%	0	0.0%	14	72	N/A	N/A	72	\$343,450	N/A	N/A	\$343,450
Northwest Medford	19	90.5%	2	9.5%	0	0.0%	21	48	N/A	N/A	49	\$205,000	N/A	N/A	\$199,900
West Medford	40	87.0%	6	13.0%	0	0.0%	46	34	50	N/A	36	\$182,000	\$92,250	N/A	\$178,250
Southwest Medford	42	91.3%	1	2.2%	3	6.5%	46	29	N/A	N/A	29	\$230,000	N/A	N/A	\$229,500
East Medford	242	93.4%	11	4.2%	6	2.3%	259	44	58	68	45	\$264,500	\$195,000	\$233,000	\$260,000
Central Point	88	86.3%	13	12.7%	1	1.0%	102	35	28	N/A	35	\$225,000	\$170,000	N/A	\$214,950
White City	27	87.1%	4	12.9%	0	0.0%	31	23	19	N/A	22	\$170,000	\$167,000	N/A	\$170,000
Eagle Point	44	78.6%	9	16.1%	3	5.4%	56	58	41	N/A	69	\$261,950	\$220,000	N/A	\$256,000
Shady Cove / Trail	11	91.7%	1	8.3%	0	0.0%	12	44	N/A	N/A	42	\$260,000	N/A	N/A	\$253,175
Gold Hill & Rogue River	18	90.0%	2	10.0%	0	0.0%	20	44	N/A	N/A	43	\$179,750	N/A	N/A	\$179,750
URBAN TOTALS	648	90.0%	59	8.2%	13	1.8%	720	40	43	121	41	\$251,850	\$182,000	\$200,100	\$245,500

ALL HOMES ON MARKET (including rural) - 06/30/16							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	196	97.5%	4	2.0%	1	0.5%	201
Talent	21	95.5%	0	0.0%	1	4.5%	22
Phoenix	12	100.0%	0	0.0%	0	0.0%	12
Jacksonville	51	100.0%	0	0.0%	0	0.0%	51
Northwest Medford	11	91.7%	0	0.0%	1	8.3%	12
West Medford	44	95.7%	2	4.3%	0	0.0%	46
Southwest Medford	49	94.2%	2	3.8%	1	1.9%	52
East Medford	222	96.5%	8	3.5%	0	0.0%	230
Central Point	79	95.2%	3	3.6%	1	1.2%	83
White City	18	81.8%	3	13.6%	1	4.5%	22
Eagle Point	70	92.1%	5	6.6%	1	1.3%	76
Shady Cove / Trail	48	88.9%	5	9.3%	1	1.9%	54
Gold Hill & Rogue River	79	94.0%	5	6.0%	0	0.0%	84
Other Areas	56	96.6%	2	3.4%	0	0.0%	58
COUNTY TOTALS	956	95.3%	39	3.9%	8	0.8%	1003

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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