



| JACKSON CO EXISTING HOME SALES - August 1, 2015 through October 31, 2015 | | | | | | | | | | | |
|--|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
| AREA | ACTIVITY | | DAYS ON MKT | | PRICING | | | | | | |
| | Aug 1 - Oct 31 | | Aug 1 - Oct 31 | | Aug 1 - Oct 31 | | | | | Oct 2014 vs Oct 2015 | |
| | # Sold 2014 | # Sold 2015 | Average 2014 | Average 2015 | Median \$ 2010 | Median \$ 2014 | Median \$ 2015 | 5-year % Change | 1-year % Change | Median \$ | Median \$ |
| Ashland | 102 | 112 | 77 | 49 | \$289,000 | \$356,000 | \$379,250 | 31.2% | 6.5% | \$396,000 | \$401,000 |
| Talent | 15 | 18 | 39 | 22 | \$169,000 | \$197,000 | \$235,000 | 39.1% | 19.3% | \$240,000 | \$250,000 |
| Phoenix | 15 | 12 | 60 | 51 | \$131,000 | \$179,900 | \$207,000 | 58.0% | 15.1% | \$180,000 | N/A |
| Jacksonville | 12 | 21 | 28 | 37 | \$295,000 | \$294,250 | \$275,000 | -6.8% | -6.5% | \$245,000 | \$385,000 |
| Northwest Medford | 9 | 30 | 28 | 25 | \$100,450 | \$177,500 | \$176,500 | 75.7% | -0.6% | N/A | \$170,000 |
| West Medford | 49 | 67 | 35 | 52 | \$91,500 | \$120,550 | \$157,500 | 72.1% | 30.7% | \$118,000 | \$161,750 |
| Southwest Medford | 35 | 40 | 38 | 32 | \$139,758 | \$192,500 | \$214,500 | 53.5% | 11.4% | \$181,000 | \$218,500 |
| East Medford | 197 | 208 | 42 | 41 | \$192,000 | \$237,000 | \$231,750 | 20.7% | -2.2% | \$220,000 | \$244,900 |
| Central Point | 65 | 104 | 58 | 39 | \$149,029 | \$185,000 | \$210,000 | 40.9% | 13.5% | \$174,000 | \$198,900 |
| White City | 21 | 32 | 56 | 49 | \$90,880 | \$153,400 | \$153,750 | 69.2% | 0.2% | \$155,000 | \$163,450 |
| Eagle Point | 43 | 44 | 56 | 41 | \$173,750 | \$218,500 | \$220,000 | 26.6% | 0.7% | \$206,750 | \$186,000 |
| Shady Cove / Trail | 11 | 14 | 58 | 70 | \$164,000 | \$160,000 | \$215,665 | 31.5% | 34.8% | N/A | \$151,200 |
| Gold Hill & Rogue River | 11 | 14 | 96 | 60 | \$122,500 | \$183,500 | \$160,500 | 31.0% | -12.5% | N/A | N/A |
| URBAN TOTALS | 586 | 718 | 52 | 43 | \$165,000 | \$215,000 | \$220,000 | 33.3% | 2.3% | \$206,000 | \$220,000 |

| JACKSON CO NEW HOME SALES - August 1, 2015 through October 31, 2015 | | | | | | | | | | | |
|---|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
| AREA | ACTIVITY | | DAYS ON MKT | | PRICING | | | | | | |
| | Aug 1 - Oct 31 | | Aug 1 - Oct 31 | | Aug 1 - Oct 31 | | | | | Oct 2014 vs Oct 2015 | |
| | # Sold 2014 | # Sold 2015 | Average 2014 | Average 2015 | Median \$ 2010 | Median \$ 2014 | Median \$ 2015 | 5-year % Change | 1-year % Change | Median \$ | Median \$ |
| Ashland | 6 | 11 | 70 | 83 | \$377,500 | \$448,385 | \$449,000 | 18.9% | 0.1% | N/A | N/A |
| Talent | 3 | 0 | 156 | 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 | 6 | 0 | 105 | N/A | N/A | \$255,000 | N/A | N/A | N/A | N/A | N/A |
| Northwest Medford | 3 | 4 | 1 | 5 | N/A | N/A | \$250,399 | N/A | N/A | N/A | N/A |
| West Medford | 2 | 0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Southwest Medford | 2 | 3 | N/A | 28 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| East Medford | 20 | 23 | 70 | 79 | \$251,500 | \$363,594 | \$405,000 | 61.0% | 11.4% | \$373,268 | \$449,900 |
| Central Point | 5 | 6 | 40 | 25 | N/A | \$241,000 | \$241,300 | N/A | 0.1% | N/A | N/A |
| White City | 5 | 10 | 58 | 48 | \$153,800 | \$174,900 | \$196,750 | 27.9% | 12.5% | N/A | N/A |
| Eagle Point | 8 | 5 | 82 | 95 | \$232,450 | \$228,750 | \$285,000 | 22.6% | 24.6% | 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 | 5 | 4 | 16 | 37 | N/A | \$177,500 | \$197,200 | N/A | 11.1% | N/A | N/A |
| URBAN TOTALS | 65 | 67 | 64 | 62 | \$216,000 | \$255,000 | \$294,300 | 36.3% | 15.4% | \$236,450 | \$240,000 |

| JACKSON CO RURAL HOME SALES - August 1, 2015 through October 31, 2015 | | | | | | | | | | | |
|---|----------------|-------------|----------------|--------------|------------------|------------------|------------------|-----------------|-----------------|----------------------|------------------|
| ACREAGE | ACTIVITY | | DAYS ON MKT | | PRICING | | | | | | |
| | Aug 1 - Oct 31 | | Aug 1 - Oct 31 | | Aug 1 - Oct 31 | | | | | Oct 2014 vs Oct 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 | 82 | 69 | 111 | 76 | \$175,000 | \$259,250 | \$265,000 | 51.4% | 2.2% | \$268,750 | \$280,000 |
| 5 - 10 Acres | 31 | 46 | 72 | 89 | \$225,000 | \$310,000 | \$346,000 | 53.8% | 11.6% | \$305,000 | \$389,650 |
| Over 10 Acres | 29 | 31 | 139 | 190 | \$352,500 | \$391,000 | \$369,000 | 4.7% | -5.6% | \$475,000 | \$335,000 |
| RURAL TOTALS | 141 | 146 | 96 | 104 | \$220,000 | \$285,000 | \$319,000 | 45.0% | 11.9% | \$310,000 | \$319,500 |

| ALL HOMES ON MARKET (includes rural) | | | |
|--------------------------------------|-----------------|-----------------|---------------|
| Area | Active 10/31/14 | Active 10/31/15 | % Change |
| Ashland | 223 | 176 | -21.1% |
| Talent | 25 | 19 | -24.0% |
| Phoenix | 18 | 20 | 11.1% |
| Jacksonville | 64 | 44 | -31.3% |
| Northwest Medford | 24 | 22 | -8.3% |
| West Medford | 67 | 49 | -26.9% |
| Southwest Medford | 68 | 51 | -25.0% |
| East Medford | 291 | 262 | -10.0% |
| Central Point | 122 | 98 | -19.7% |
| White City | 23 | 19 | -17.4% |
| Eagle Point | 108 | 82 | -24.1% |
| Shady Cove / Trail | 56 | 48 | -14.3% |
| Gold Hill & Rogue River | 112 | 96 | -14.3% |
| Other Areas | 70 | 57 | -18.6% |
| COUNTY TOTALS | 1271 | 1043 | -17.9% |

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 - August 1, 2015 through October 31, 2015 | | | | | | | | | |
|--|----------------|-------------|----------------|--------------|------------------|------------------|-----------------|----------------------|------------------|
| AREA | ACTIVITY | | DAYS ON MKT | | PRICING | | | | |
| | Aug 1 - Oct 31 | | Aug 1 - Oct 31 | | Aug 1 - Oct 31 | | | Oct 2014 vs Oct 2015 | |
| | # Sold 2014 | # Sold 2015 | Average 2014 | Average 2015 | Median \$ 2014 | Median \$ 2015 | 1-year % Change | Median \$ | Median \$ |
| Ashland | 3 | 1 | 177 | N/A | N/A | N/A | N/A | N/A | N/A |
| Talent | 2 | 3 | N/A | 37 | N/A | N/A | N/A | N/A | N/A |
| Phoenix | 1 | 1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Jacksonville | 0 | 0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Northwest Medford | 0 | 2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| West Medford | 11 | 10 | 53 | 25 | \$120,000 | \$119,500 | -0.4% | \$120,512 | N/A |
| Southwest Medford | 8 | 2 | 44 | N/A | \$149,550 | N/A | N/A | \$124,500 | N/A |
| East Medford | 16 | 25 | 48 | 24 | \$164,620 | \$179,900 | 9.3% | \$155,000 | \$179,900 |
| Central Point | 10 | 6 | 52 | 63 | \$134,500 | \$250,068 | 85.9% | N/A | N/A |
| White City | 4 | 4 | 167 | 49 | \$101,500 | \$124,000 | 22.2% | N/A | N/A |
| Eagle Point | 7 | 9 | 53 | 59 | \$178,000 | \$153,500 | -13.8% | N/A | N/A |
| Shady Cove / Trail | 3 | 2 | 64 | N/A | N/A | N/A | N/A | N/A | N/A |
| Gold Hill & Rogue River | 1 | 1 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| URBAN TOTALS | 66 | 68 | 64 | 38 | \$152,000 | \$159,518 | 4.9% | \$149,000 | \$177,450 |

| JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - August 1, 2015 through October 31, 2015 | | | | | | | | | | | | | | | |
|--|---------------------|--------------|-----------|-------------|-----------|-------------|------------|------------------------|-----------|-----------|-----------|------------------|------------------|------------------|------------------|
| AREA | CLOSED TRANSACTIONS | | | | | | | AVERAGE DAYS ON MARKET | | | | MEDIAN PRICING | | | |
| | Aug 1 - Oct 31 | | | | | | | Aug 1 - Oct 31 | | | | Aug 1 - Oct 31 | | | |
| | Normal | Normal % | REO | REO % | Short | Short % | All | Normal | REO | Short | All | Normal | REO | Short | All |
| Ashland | 111 | 99.1% | 1 | 0.9% | 0 | 0.0% | 112 | 49 | N/A | N/A | 49 | \$380,000 | N/A | N/A | \$379,250 |
| Talent | 15 | 83.3% | 2 | 11.1% | 1 | 5.6% | 18 | 19 | N/A | N/A | 22 | \$250,000 | N/A | N/A | \$235,000 |
| Phoenix | 11 | 91.7% | 1 | 8.3% | 0 | 0.0% | 12 | 51 | N/A | N/A | 51 | \$215,000 | N/A | N/A | \$207,000 |
| Jacksonville | 21 | 100.0% | 0 | 0.0% | 0 | 0.0% | 21 | 37 | N/A | N/A | 37 | \$275,000 | N/A | N/A | \$275,000 |
| Northwest Medford | 28 | 93.3% | 1 | 3.3% | 1 | 3.3% | 30 | 24 | N/A | N/A | 25 | \$176,500 | N/A | N/A | \$176,500 |
| West Medford | 57 | 85.1% | 6 | 9.0% | 4 | 6.0% | 67 | 57 | 38 | 5 | 52 | \$162,000 | \$108,750 | \$120,000 | \$157,500 |
| Southwest Medford | 38 | 95.0% | 1 | 2.5% | 1 | 2.5% | 40 | 31 | N/A | N/A | 32 | \$215,000 | N/A | N/A | \$214,500 |
| East Medford | 183 | 88.0% | 22 | 10.6% | 3 | 1.4% | 208 | 43 | 26 | N/A | 41 | \$237,500 | \$182,672 | N/A | \$231,750 |
| Central Point | 98 | 94.2% | 4 | 3.8% | 2 | 1.9% | 104 | 38 | 46 | N/A | 39 | \$210,000 | \$217,268 | N/A | \$210,000 |
| White City | 28 | 87.5% | 3 | 9.4% | 1 | 3.1% | 32 | 50 | N/A | N/A | 49 | \$155,000 | N/A | N/A | \$153,750 |
| Eagle Point | 35 | 79.5% | 6 | 13.6% | 3 | 6.8% | 44 | 36 | 38 | N/A | 41 | \$234,000 | \$146,750 | N/A | \$220,000 |
| Shady Cove / Trail | 12 | 85.7% | 1 | 7.1% | 1 | 7.1% | 14 | 67 | N/A | N/A | 70 | \$263,165 | N/A | N/A | \$215,665 |
| Gold Hill & Rogue River | 13 | 92.9% | 0 | 0.0% | 1 | 7.1% | 14 | 65 | N/A | N/A | 60 | \$172,000 | N/A | N/A | \$160,500 |
| URBAN TOTALS | 650 | 90.5% | 50 | 7.0% | 18 | 2.5% | 718 | 43 | 37 | 41 | 43 | \$227,750 | \$159,518 | \$161,750 | \$220,000 |

| ALL HOMES ON MARKET (including rural) - 10/31/15 | | | | | | | |
|--|------------|--------------|-----------|-------------|-----------|-------------|-------------|
| AREA | Normal | Normal % | REO | REO % | Short | Short % | All |
| Ashland | 170 | 96.6% | 5 | 2.8% | 1 | 0.6% | 176 |
| Talent | 19 | 100.0% | 0 | 0.0% | 0 | 0.0% | 19 |
| Phoenix | 17 | 85.0% | 2 | 10.0% | 1 | 5.0% | 20 |
| Jacksonville | 42 | 95.5% | 1 | 2.3% | 1 | 2.3% | 44 |
| Northwest Medford | 19 | 86.4% | 1 | 4.5% | 1 | 4.5% | 22 |
| West Medford | 41 | 83.7% | 6 | 12.2% | 2 | 4.1% | 49 |
| Southwest Medford | 45 | 88.2% | 4 | 7.8% | 1 | 2.0% | 51 |
| East Medford | 249 | 95.0% | 5 | 1.9% | 5 | 1.9% | 262 |
| Central Point | 91 | 92.9% | 4 | 4.1% | 3 | 3.1% | 98 |
| White City | 16 | 84.2% | 1 | 5.3% | 1 | 5.3% | 19 |
| Eagle Point | 78 | 95.1% | 1 | 1.2% | 2 | 2.4% | 82 |
| Shady Cove / Trail | 44 | 91.7% | 3 | 6.3% | 1 | 2.1% | 48 |
| Gold Hill & Rogue River | 87 | 90.6% | 8 | 8.3% | 1 | 1.0% | 96 |
| Other Areas | 55 | 96.5% | 1 | 1.8% | 0 | 0.0% | 57 |
| COUNTY TOTALS | 973 | 93.3% | 42 | 4.0% | 20 | 1.9% | 1043 |

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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