



JACKSON CO EXISTING HOME SALES - December 1, 2014 through February 28, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2014 vs Feb 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	48	57	90	96	\$307,500	\$337,500	\$320,000	4.1%	-5.2%	\$332,500	\$338,500
Talent	9	14	59	42	\$140,000	\$205,000	\$220,000	57.1%	7.3%	N/A	N/A
Phoenix	8	8	42	53	\$152,050	\$215,250	\$236,650	55.6%	9.9%	N/A	\$241,150
Jacksonville	10	6	49	99	\$237,451	\$311,325	\$398,500	67.8%	28.0%	N/A	\$363,500
Northwest Medford	17	13	30	71	\$149,000	\$159,900	\$147,000	-1.3%	-8.1%	N/A	\$145,000
West Medford	30	37	55	54	\$121,400	\$112,625	\$123,500	1.7%	9.7%	\$110,000	\$137,000
Southwest Medford	22	32	39	48	\$159,500	\$176,450	\$204,500	28.2%	15.9%	\$155,000	\$205,000
East Medford	93	135	65	74	\$195,000	\$205,000	\$225,000	15.4%	9.8%	\$208,500	\$225,000
Central Point	41	61	48	78	\$155,500	\$170,000	\$176,000	13.2%	3.5%	\$220,000	\$176,000
White City	25	17	40	88	\$125,900	\$140,000	\$146,000	16.0%	4.3%	\$144,750	\$140,000
Eagle Point	29	26	42	44	\$177,500	\$209,000	\$239,000	34.6%	14.4%	\$224,950	\$238,000
Shady Cove / Trail	12	7	197	136	\$140,000	\$127,500	\$177,445	26.7%	39.2%	N/A	N/A
Gold Hill & Rogue River	10	6	75	121	\$159,000	\$148,120	\$150,250	-5.5%	1.4%	\$160,000	N/A
<b>URBAN TOTALS</b>	<b>354</b>	<b>419</b>	<b>62</b>	<b>73</b>	<b>\$176,750</b>	<b>\$185,000</b>	<b>\$209,000</b>	<b>18.2%</b>	<b>13.0%</b>	<b>\$189,500</b>	<b>\$208,430</b>

JACKSON CO NEW HOME SALES - December 1, 2014 through February 28, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2014 vs Feb 2015	
	# 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	7	0	227	N/A	N/A	\$240,000	N/A	N/A	N/A	N/A	N/A
Phoenix	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	3	3	18	100	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	5	75	58	N/A	\$212,582	\$249,497	N/A	17.4%	N/A	N/A
West Medford	3	1	66	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	4	20	153	N/A	\$217,250	\$228,450	N/A	5.2%	N/A	N/A
East Medford	17	27	130	89	\$317,250	\$344,805	\$332,900	4.9%	-3.5%	\$334,900	\$329,436
Central Point	5	8	31	57	N/A	\$232,000	\$228,950	N/A	-1.3%	N/A	N/A
White City	11	3	96	62	N/A	\$178,900	N/A	N/A	N/A	\$174,233	N/A
Eagle Point	2	3	N/A	109	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	4	N/A	18	N/A	N/A	\$185,575	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>59</b>	<b>62</b>	<b>101</b>	<b>93</b>	<b>\$217,900</b>	<b>\$232,000</b>	<b>\$274,266</b>	<b>25.9%</b>	<b>18.2%</b>	<b>\$247,369</b>	<b>\$303,000</b>

JACKSON CO RURAL HOME SALES - December 1, 2014 through February 28, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2014 vs Feb 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	31	42	101	104	\$189,250	\$253,500	\$252,000	33.2%	-0.6%	\$248,000	\$254,500
5 - 10 Acres	27	36	155	151	\$240,000	\$293,600	\$346,850	44.5%	18.1%	\$288,000	\$419,000
Over 10 Acres	25	29	226	188	\$370,000	\$329,000	\$417,000	12.7%	26.7%	\$450,000	\$365,000
<b>RURAL TOTALS</b>	<b>83</b>	<b>106</b>	<b>156</b>	<b>142</b>	<b>\$240,000</b>	<b>\$299,000</b>	<b>\$315,000</b>	<b>31.3%</b>	<b>5.4%</b>	<b>\$275,000</b>	<b>\$300,000</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 02/28/14	Active 02/28/15	% Change
Ashland	174	157	-9.8%
Talent	34	24	-29.4%
Phoenix	13	11	-15.4%
Jacksonville	51	42	-17.6%
Northwest Medford	15	31	106.7%
West Medford	48	49	2.1%
Southwest Medford	46	45	-2.2%
East Medford	189	202	6.9%
Central Point	108	105	-2.8%
White City	28	27	-3.6%
Eagle Point	80	89	11.3%
Shady Cove / Trail	47	42	-10.6%
Gold Hill & Rogue River	84	94	11.9%
Other Areas	61	60	-1.6%
<b>COUNTY TOTALS</b>	<b>978</b>	<b>978</b>	<b>0.0%</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 - December 1, 2014 through February 28, 2015**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28			Feb 2014 vs Feb 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
Ashland	3	4	15	32	N/A	\$183,000	N/A	N/A	N/A
Talent	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	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	1	5	N/A	41	N/A	\$141,880	N/A	N/A	N/A
West Medford	10	12	31	42	\$98,000	\$81,450	-16.9%	N/A	N/A
Southwest Medford	5	6	12	42	\$170,000	\$192,100	13.0%	N/A	N/A
East Medford	14	19	88	75	\$153,500	\$172,000	12.1%	\$160,000	\$205,000
Central Point	9	14	60	93	\$139,000	\$164,950	18.7%	N/A	N/A
White City	6	1	50	N/A	\$135,950	N/A	N/A	N/A	N/A
Eagle Point	6	4	58	11	\$144,950	\$154,000	6.2%	\$184,950	N/A
Shady Cove / Trail	7	2	270	N/A	\$30,750	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>64</b>	<b>70</b>	<b>79</b>	<b>59</b>	<b>\$131,250</b>	<b>\$148,500</b>	<b>13.1%</b>	<b>\$150,000</b>	<b>\$158,450</b>

**JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2014 through February 28, 2015**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 28							Dec 1 - Feb 28				Dec 1 - Feb 28			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	52	91.2%	4	7.0%	0	0.0%	57	101	32	N/A	96	\$335,750	\$183,000	N/A	\$320,000
Talent	13	92.9%	0	0.0%	1	7.1%	14	42	N/A	N/A	42	\$220,000	N/A	N/A	\$220,000
Phoenix	7	87.5%	1	12.5%	0	0.0%	8	47	N/A	N/A	53	\$250,000	N/A	N/A	\$236,650
Jacksonville	6	100.0%	0	0.0%	0	0.0%	6	99	N/A	N/A	99	\$398,500	N/A	N/A	\$398,500
Northwest Medford	8	61.5%	3	23.1%	2	15.4%	13	89	N/A	N/A	71	\$149,900	N/A	N/A	\$147,000
West Medford	25	67.6%	9	24.3%	3	8.1%	37	60	44	N/A	54	\$140,000	\$80,900	N/A	\$123,500
Southwest Medford	25	78.1%	5	15.6%	1	3.1%	32	50	50	N/A	48	\$205,000	\$214,200	N/A	\$204,500
East Medford	115	85.2%	11	8.1%	8	5.9%	135	74	53	104	74	\$229,000	\$154,900	\$197,450	\$225,000
Central Point	47	77.0%	10	16.4%	4	6.6%	61	74	49	203	78	\$179,900	\$160,450	\$226,250	\$176,000
White City	14	82.4%	0	0.0%	1	5.9%	17	93	N/A	N/A	88	\$154,000	N/A	N/A	\$146,000
Eagle Point	21	80.8%	1	3.8%	3	11.5%	26	52	N/A	N/A	44	\$247,500	N/A	N/A	\$239,000
Shady Cove / Trail	5	71.4%	1	14.3%	1	14.3%	7	167	N/A	N/A	136	\$190,000	N/A	N/A	\$177,445
Gold Hill & Rogue River	5	83.3%	1	16.7%	0	0.0%	6	141	N/A	N/A	121	\$155,000	N/A	N/A	\$150,250
<b>URBAN TOTALS</b>	<b>343</b>	<b>81.9%</b>	<b>46</b>	<b>11.0%</b>	<b>24</b>	<b>5.7%</b>	<b>419</b>	<b>76</b>	<b>46</b>	<b>83</b>	<b>73</b>	<b>\$223,300</b>	<b>\$147,500</b>	<b>\$159,500</b>	<b>\$209,000</b>

**ALL HOMES ON MARKET (including rural) - 02/28/15**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	148	94.3%	7	4.5%	0	0.0%	157
Talent	23	95.8%	0	0.0%	0	0.0%	24
Phoenix	10	90.9%	1	9.1%	0	0.0%	11
Jacksonville	40	95.2%	0	0.0%	2	4.8%	42
Northwest Medford	31	100.0%	0	0.0%	0	0.0%	31
West Medford	41	83.7%	3	6.1%	4	8.2%	49
Southwest Medford	38	84.4%	1	2.2%	2	4.4%	45
East Medford	193	95.5%	2	1.0%	3	1.5%	202
Central Point	98	93.3%	4	3.8%	3	2.9%	105
White City	24	88.9%	2	7.4%	1	3.7%	27
Eagle Point	80	89.9%	3	3.4%	5	5.6%	89
Shady Cove / Trail	39	92.9%	2	4.8%	1	2.4%	42
Gold Hill & Rogue River	86	91.5%	8	8.5%	0	0.0%	94
Other Areas	58	96.7%	2	3.3%	0	0.0%	60
<b>COUNTY TOTALS</b>	<b>909</b>	<b>92.9%</b>	<b>35</b>	<b>3.6%</b>	<b>21</b>	<b>2.1%</b>	<b>978</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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