



JACKSON CO EXISTING HOME SALES - December 1, 2015 through February 29, 2016

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29					Feb 2015 vs Feb 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	57	58	96	75	\$277,500	\$320,000	\$388,057	39.8%	21.3%	\$338,500	\$396,250
Talent	14	9	42	50	\$152,200	\$220,000	\$220,000	44.5%	0.0%	N/A	N/A
Phoenix	8	13	53	53	\$194,112	\$236,650	\$222,900	14.8%	-5.8%	\$241,150	\$218,950
Jacksonville	6	7	99	47	\$220,750	\$398,500	\$375,000	69.9%	-5.9%	\$363,500	N/A
Northwest Medford	15	20	77	50	\$85,500	\$148,000	\$203,500	138.0%	37.5%	\$148,000	\$227,950
West Medford	37	62	54	36	\$83,000	\$123,500	\$148,500	78.9%	20.2%	\$137,000	\$129,000
Southwest Medford	33	31	46	25	\$157,000	\$204,000	\$222,000	41.4%	8.8%	\$202,000	\$230,000
East Medford	136	141	74	52	\$169,900	\$225,000	\$249,000	46.6%	10.7%	\$225,000	\$240,000
Central Point	62	52	77	41	\$135,950	\$177,950	\$210,825	55.1%	18.5%	\$177,950	\$218,700
White City	17	32	88	21	\$116,000	\$146,000	\$162,200	39.8%	11.1%	\$140,000	\$155,000
Eagle Point	27	42	42	54	\$142,500	\$240,000	\$225,950	58.6%	-5.9%	\$238,000	\$203,500
Shady Cove / Trail	7	8	136	61	\$100,000	\$177,445	\$217,000	117.0%	22.3%	N/A	N/A
Gold Hill & Rogue River	6	15	121	54	\$126,000	\$150,250	\$160,000	27.0%	6.5%	N/A	N/A
URBAN TOTALS	425	491	73	48	\$145,000	\$209,000	\$221,500	52.8%	6.0%	\$205,930	\$210,000

JACKSON CO NEW HOME SALES - December 1, 2015 through February 29, 2016

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29					Feb 2015 vs Feb 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	4	N/A	144	N/A	N/A	\$382,500	N/A	N/A	N/A	N/A
Talent	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	3	0	100	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	5	1	58	N/A	N/A	\$249,497	N/A	N/A	N/A	N/A	N/A
West Medford	1	3	N/A	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	3	153	41	N/A	\$228,450	N/A	N/A	N/A	N/A	N/A
East Medford	27	17	89	57	N/A	\$332,900	\$327,260	N/A	-1.7%	\$329,436	\$336,000
Central Point	8	3	57	49	N/A	\$228,950	N/A	N/A	N/A	N/A	N/A
White City	3	6	62	10	\$147,000	N/A	\$197,750	34.5%	N/A	N/A	N/A
Eagle Point	3	8	109	106	N/A	N/A	\$317,450	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	4	0	18	N/A	N/A	\$185,575	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	62	47	93	60	\$185,000	\$274,266	\$308,985	67.0%	12.7%	\$303,000	\$329,900

JACKSON CO RURAL HOME SALES - December 1, 2015 through February 29, 2016

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29					Feb 2015 vs Feb 2016	
	# 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	45	45	106	102	\$182,000	\$276,000	\$268,000	47.3%	-2.9%	\$279,000	\$266,500
5 - 10 Acres	38	41	148	94	\$315,000	\$346,850	\$355,000	12.7%	2.3%	\$419,000	\$297,500
Over 10 Acres	30	31	185	143	\$314,750	\$418,500	\$425,000	35.0%	1.6%	\$365,000	\$475,000
RURAL TOTALS	112	117	140	110	\$234,000	\$315,000	\$315,000	34.6%	0.0%	\$300,000	\$286,000

ALL HOMES ON MARKET (includes rural)

Area	Active 02/28/15	Active 02/29/16	% Change
Ashland	157	117	-25.5%
Talent	24	12	-50.0%
Phoenix	11	11	0.0%
Jacksonville	42	37	-11.9%
Northwest Medford	31	14	-54.8%
West Medford	49	45	-8.2%
Southwest Medford	45	27	-40.0%
East Medford	202	212	5.0%
Central Point	105	81	-22.9%
White City	27	18	-33.3%
Eagle Point	89	71	-20.2%
Shady Cove / Trail	42	28	-33.3%
Gold Hill & Rogue River	94	68	-27.7%
Other Areas	60	45	-25.0%
COUNTY TOTALS	978	786	-19.6%

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, 2015 through February 29, 2016

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 29		Dec 1 - Feb 29		Dec 1 - Feb 29			Feb 2015 vs Feb 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Ashland	4	1	32	N/A	\$183,000	N/A	N/A	N/A	N/A
Talent	1	2	N/A	N/A	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	5	0	41	N/A	\$141,880	N/A	N/A	N/A	N/A
West Medford	12	16	42	35	\$81,450	\$103,900	27.6%	N/A	\$107,000
Southwest Medford	6	3	42	31	\$192,100	N/A	N/A	N/A	N/A
East Medford	19	10	75	55	\$172,000	\$201,000	16.9%	\$205,000	\$242,050
Central Point	14	8	93	54	\$164,950	\$188,075	14.0%	N/A	\$182,550
White City	1	6	N/A	42	N/A	\$123,950	N/A	N/A	N/A
Eagle Point	4	2	11	N/A	\$154,000	N/A	N/A	N/A	N/A
Shady Cove / Trail	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	7	N/A	59	N/A	\$164,000	N/A	N/A	N/A
URBAN TOTALS	70	59	59	49	\$148,500	\$164,000	10.4%	\$158,450	\$174,900

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2015 through February 29, 2016

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 29							Dec 1 - Feb 29				Dec 1 - Feb 29			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	57	98.3%	1	1.7%	0	0.0%	58	75	N/A	N/A	75	\$405,000	N/A	N/A	\$388,057
Talent	7	77.8%	1	11.1%	1	11.1%	9	53	N/A	N/A	50	\$220,000	N/A	N/A	\$220,000
Phoenix	12	92.3%	0	0.0%	1	7.7%	13	57	N/A	N/A	53	\$224,450	N/A	N/A	\$222,900
Jacksonville	7	100.0%	0	0.0%	0	0.0%	7	47	N/A	N/A	47	\$375,000	N/A	N/A	\$375,000
Northwest Medford	20	100.0%	0	0.0%	0	0.0%	20	50	N/A	N/A	50	\$203,500	N/A	N/A	\$203,500
West Medford	46	74.2%	15	24.2%	1	1.6%	62	37	25	N/A	36	\$155,000	\$107,000	N/A	\$148,500
Southwest Medford	28	90.3%	2	6.5%	1	3.2%	31	24	N/A	N/A	25	\$226,500	N/A	N/A	\$222,000
East Medford	131	92.9%	9	6.4%	1	0.7%	141	52	30	N/A	52	\$250,000	\$202,000	N/A	\$249,000
Central Point	44	84.6%	7	13.5%	1	1.9%	52	39	62	N/A	41	\$213,950	\$165,000	N/A	\$210,825
White City	26	81.3%	3	9.4%	3	9.4%	32	16	N/A	N/A	21	\$167,500	N/A	N/A	\$162,200
Eagle Point	40	95.2%	1	2.4%	1	2.4%	42	49	N/A	N/A	54	\$228,900	N/A	N/A	\$225,950
Shady Cove / Trail	6	75.0%	2	25.0%	0	0.0%	8	67	N/A	N/A	61	\$240,000	N/A	N/A	\$217,000
Gold Hill & Rogue River	8	53.3%	7	46.7%	0	0.0%	15	49	59	N/A	54	\$157,500	\$164,000	N/A	\$160,000
URBAN TOTALS	432	88.0%	49	10.0%	10	2.0%	491	48	40	94	48	\$228,000	\$162,500	\$177,000	\$221,500

ALL HOMES ON MARKET (including rural) - 02/29/16

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	114	97.4%	3	2.6%	0	0.0%	117
Talent	12	100.0%	0	0.0%	0	0.0%	12
Phoenix	9	81.8%	1	9.1%	1	9.1%	11
Jacksonville	36	97.3%	1	2.7%	0	0.0%	37
Northwest Medford	14	100.0%	0	0.0%	0	0.0%	14
West Medford	39	86.7%	5	11.1%	1	2.2%	45
Southwest Medford	27	100.0%	0	0.0%	0	0.0%	27
East Medford	205	96.7%	4	1.9%	3	1.4%	212
Central Point	71	87.7%	4	4.9%	6	7.4%	81
White City	17	94.4%	0	0.0%	1	5.6%	18
Eagle Point	64	90.1%	6	8.5%	1	1.4%	71
Shady Cove / Trail	25	89.3%	2	7.1%	1	3.6%	28
Gold Hill & Rogue River	62	91.2%	5	7.4%	1	1.5%	68
Other Areas	44	97.8%	1	2.2%	0	0.0%	45
COUNTY TOTALS	739	94.0%	32	4.1%	15	1.9%	786

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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