



JACKSON CO EXISTING HOME SALES - February 1, 2016 through April 30, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Apr 2015 vs Apr 2016	
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30						
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	72	49	86	59	\$282,500	\$341,750	\$380,000	34.5%	11.2%	\$377,000	\$380,000
Talent	15	15	47	27	\$148,000	\$220,000	\$223,400	50.9%	1.5%	\$245,000	\$219,500
Phoenix	14	16	86	40	\$151,500	\$254,418	\$217,500	43.6%	-14.5%	\$258,835	\$217,500
Jacksonville	8	11	70	51	\$260,000	\$319,000	\$349,000	34.2%	9.4%	N/A	N/A
Northwest Medford	18	13	44	50	\$103,500	\$152,450	\$210,000	102.9%	37.8%	\$156,900	\$228,000
West Medford	38	63	46	42	\$80,000	\$139,500	\$155,000	93.8%	11.1%	\$139,000	\$181,000
Southwest Medford	36	39	57	35	\$138,500	\$205,000	\$222,000	60.3%	8.3%	\$189,900	\$225,000
East Medford	169	200	69	53	\$162,500	\$240,000	\$248,450	52.9%	3.5%	\$250,000	\$267,500
Central Point	73	80	57	40	\$120,000	\$190,000	\$214,400	78.7%	12.8%	\$206,500	\$213,900
White City	28	39	49	35	\$99,150	\$149,950	\$155,000	56.3%	3.4%	\$150,000	\$179,000
Eagle Point	31	42	53	40	\$142,045	\$214,900	\$222,450	56.6%	3.5%	\$204,900	\$255,450
Shady Cove / Trail	5	7	132	46	\$110,000	\$178,900	\$187,500	70.5%	4.8%	N/A	N/A
Gold Hill & Rogue River	11	13	99	51	\$145,080	\$157,000	\$175,000	20.6%	11.5%	\$157,250	\$175,000
URBAN TOTALS	518	588	65	46	\$142,000	\$214,200	\$222,450	56.7%	3.9%	\$213,500	\$232,500

JACKSON CO NEW HOME SALES - February 1, 2016 through April 30, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Apr 2015 vs Apr 2016	
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30						
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	1	0	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	2	80	N/A	N/A	\$280,400	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	3	28	221	N/A	\$211,500	N/A	N/A	N/A	N/A	N/A
West Medford	3	2	61	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	5	127	31	N/A	\$219,500	\$249,900	N/A	13.8%	N/A	N/A
East Medford	28	27	97	98	N/A	\$351,750	\$342,000	N/A	-2.8%	\$355,000	\$352,397
Central Point	8	6	149	82	N/A	\$247,400	\$229,950	N/A	-7.1%	\$275,950	N/A
White City	3	5	23	22	N/A	N/A	\$208,000	N/A	N/A	N/A	\$210,000
Eagle Point	4	9	52	77	N/A	\$240,250	\$259,900	N/A	8.2%	N/A	N/A
Shady Cove / Trail	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	5	N/A	64	N/A	N/A	\$204,400	N/A	N/A	N/A	N/A
URBAN TOTALS	66	65	93	80	\$187,000	\$270,154	\$254,900	36.3%	-5.6%	\$264,900	\$242,040

JACKSON CO RURAL HOME SALES - February 1, 2016 through April 30, 2016											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Apr 2015 vs Apr 2016	
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 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	55	67	86	86	\$182,450	\$229,000	\$266,000	45.8%	16.2%	\$217,500	\$273,950
5 - 10 Acres	48	37	104	103	\$250,000	\$299,500	\$297,000	18.8%	-0.8%	\$307,500	\$320,000
Over 10 Acres	27	34	173	136	\$317,500	\$356,000	\$482,000	51.8%	35.4%	\$356,000	\$469,560
RURAL TOTALS	130	138	111	103	\$232,000	\$293,750	\$301,501	30.0%	2.6%	\$285,000	\$320,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 04/30/15	Active 04/30/16	% Change
Ashland	198	159	-19.7%
Talent	27	13	-51.9%
Phoenix	14	7	-50.0%
Jacksonville	47	40	-14.9%
Northwest Medford	21	7	-66.7%
West Medford	53	53	0.0%
Southwest Medford	49	43	-12.2%
East Medford	211	222	5.2%
Central Point	87	80	-8.0%
White City	22	25	13.6%
Eagle Point	105	69	-34.3%
Shady Cove / Trail	51	47	-7.8%
Gold Hill & Rogue River	113	89	-21.2%
Other Areas	65	40	-38.5%
COUNTY TOTALS	1063	894	-15.9%

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 - February 1, 2016 through April 30, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2015 vs Apr 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Ashland	7	3	52	74	\$167,000	N/A	N/A	N/A	N/A
Talent	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	3	5	44	68	N/A	\$170,000	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	8	13	34	49	\$131,000	\$94,500	-27.9%	N/A	\$87,500
Southwest Medford	6	3	24	24	\$176,300	N/A	N/A	N/A	N/A
East Medford	19	18	66	48	\$175,000	\$199,500	14.0%	\$155,000	\$161,233
Central Point	13	9	71	44	\$162,000	\$135,000	-16.7%	\$149,000	N/A
White City	5	8	72	18	\$140,000	\$154,950	10.7%	N/A	\$167,000
Eagle Point	6	7	28	56	\$119,468	\$141,000	18.0%	N/A	\$180,500
Shady Cove / Trail	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	5	N/A	25	N/A	\$123,000	N/A	N/A	N/A
URBAN TOTALS	75	74	58	44	\$157,500	\$147,400	-6.4%	\$152,900	\$160,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - February 1, 2016 through April 30, 2016															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	46	93.9%	3	6.1%	0	0.0%	49	58	N/A	N/A	59	\$380,224	N/A	N/A	\$380,000
Talent	14	93.3%	1	6.7%	0	0.0%	15	25	N/A	N/A	27	\$245,200	N/A	N/A	\$223,400
Phoenix	11	68.8%	5	31.3%	0	0.0%	16	27	68	N/A	40	\$220,000	\$170,000	N/A	\$217,500
Jacksonville	11	100.0%	0	0.0%	0	0.0%	11	51	N/A	N/A	51	\$349,000	N/A	N/A	\$349,000
Northwest Medford	12	92.3%	1	7.7%	0	0.0%	13	54	N/A	N/A	50	\$219,000	N/A	N/A	\$210,000
West Medford	50	79.4%	12	19.0%	1	1.6%	63	41	38	N/A	42	\$168,700	\$95,750	N/A	\$155,000
Southwest Medford	36	92.3%	2	5.1%	1	2.6%	39	36	N/A	N/A	35	\$226,000	N/A	N/A	\$222,000
East Medford	182	91.0%	14	7.0%	4	2.0%	200	54	32	107	53	\$253,250	\$203,500	\$163,500	\$248,450
Central Point	71	88.8%	8	10.0%	1	1.3%	80	39	46	N/A	40	\$217,780	\$133,750	N/A	\$214,400
White City	31	79.5%	8	20.5%	0	0.0%	39	40	18	N/A	35	\$155,000	\$154,950	N/A	\$155,000
Eagle Point	35	83.3%	6	14.3%	1	2.4%	42	37	55	N/A	40	\$239,000	\$178,000	N/A	\$222,450
Shady Cove / Trail	6	85.7%	1	14.3%	0	0.0%	7	52	N/A	N/A	46	\$216,250	N/A	N/A	\$187,500
Gold Hill & Rogue River	8	61.5%	5	38.5%	0	0.0%	13	67	25	N/A	51	\$175,000	\$123,000	N/A	\$175,000
URBAN TOTALS	514	87.4%	66	11.2%	8	1.4%	588	46	39	88	46	\$230,000	\$150,700	\$140,500	\$222,450

ALL HOMES ON MARKET (including rural) - 04/30/16							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	156	98.1%	2	1.3%	1	0.6%	159
Talent	12	92.3%	1	7.7%	0	0.0%	13
Phoenix	7	100.0%	0	0.0%	0	0.0%	7
Jacksonville	39	97.5%	1	2.5%	0	0.0%	40
Northwest Medford	7	100.0%	0	0.0%	0	0.0%	7
West Medford	43	81.1%	9	17.0%	1	1.9%	53
Southwest Medford	41	95.3%	2	4.7%	0	0.0%	43
East Medford	216	97.3%	4	1.8%	2	0.9%	222
Central Point	73	91.3%	3	3.8%	4	5.0%	80
White City	21	84.0%	3	12.0%	1	4.0%	25
Eagle Point	66	95.7%	3	4.3%	0	0.0%	69
Shady Cove / Trail	43	91.5%	3	6.4%	1	2.1%	47
Gold Hill & Rogue River	86	96.6%	2	2.2%	1	1.1%	89
Other Areas	38	95.0%	2	5.0%	0	0.0%	40
COUNTY TOTALS	848	94.9%	35	3.9%	11	1.2%	894

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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