



JACKSON CO EXISTING HOME SALES - January 1, 2016 through March 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Mar 2015 vs Mar 2016	
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31						
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	68	46	105	74	\$264,500	\$327,000	\$385,000	45.6%	17.7%	\$337,500	\$349,000
Talent	17	10	42	31	\$148,600	\$219,000	\$224,200	50.9%	2.4%	\$202,000	\$251,700
Phoenix	11	15	74	40	\$155,000	\$250,000	\$215,000	38.7%	-14.0%	N/A	\$223,000
Jacksonville	7	13	89	44	\$302,000	\$368,000	\$375,000	24.2%	1.9%	N/A	\$399,900
Northwest Medford	13	12	71	64	\$111,570	\$148,000	\$187,250	67.8%	26.5%	\$152,400	\$168,500
West Medford	38	57	49	44	\$79,625	\$136,000	\$142,500	79.0%	4.8%	\$144,500	\$146,500
Southwest Medford	35	32	57	32	\$145,000	\$207,000	\$215,500	48.6%	4.1%	\$218,500	\$221,000
East Medford	131	168	69	57	\$172,900	\$235,500	\$246,500	42.6%	4.7%	\$243,000	\$240,000
Central Point	68	61	69	39	\$121,750	\$180,000	\$210,000	72.5%	16.7%	\$189,900	\$222,200
White City	17	35	82	23	\$103,300	\$141,000	\$155,000	50.0%	9.9%	\$148,500	\$151,000
Eagle Point	28	39	48	57	\$165,000	\$239,000	\$203,500	23.3%	-14.9%	\$219,000	\$197,500
Shady Cove / Trail	6	5	53	53	\$106,000	\$174,450	\$245,000	131.1%	40.4%	N/A	N/A
Gold Hill & Rogue River	8	8	119	60	\$135,580	\$154,750	\$162,450	19.8%	5.0%	\$125,000	N/A
<b>URBAN TOTALS</b>	<b>447</b>	<b>502</b>	<b>71</b>	<b>50</b>	<b>\$141,420</b>	<b>\$215,000</b>	<b>\$220,000</b>	<b>55.6%</b>	<b>2.3%</b>	<b>\$218,500</b>	<b>\$220,000</b>

JACKSON CO NEW HOME SALES - January 1, 2016 through March 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Mar 2015 vs Mar 2016	
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31						
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	3	1	342	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	0	52	N/A	N/A	\$280,750	N/A	N/A	N/A	N/A	N/A
Northwest Medford	4	1	10	N/A	N/A	\$210,500	N/A	N/A	N/A	N/A	N/A
West Medford	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	3	6	156	44	N/A	N/A	\$249,900	N/A	N/A	N/A	N/A
East Medford	27	23	104	78	N/A	\$348,500	\$336,600	N/A	-3.4%	\$371,150	\$385,000
Central Point	8	6	23	68	N/A	\$228,950	\$249,900	N/A	9.2%	N/A	\$227,151
White City	1	3	N/A	7	\$150,750	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	4	9	29	100	N/A	\$240,450	\$269,900	N/A	12.2%	N/A	\$264,900
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	4	2	16	N/A	N/A	\$188,700	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>60</b>	<b>53</b>	<b>87</b>	<b>70</b>	<b>\$177,500</b>	<b>\$288,250</b>	<b>\$269,900</b>	<b>52.1%</b>	<b>-6.4%</b>	<b>\$270,000</b>	<b>\$250,850</b>

JACKSON CO RURAL HOME SALES - January 1, 2016 through March 31, 2016											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Mar 2015 vs Mar 2016	
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31						
	# 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	39	61	106	92	\$184,900	\$265,000	\$268,000	44.9%	1.1%	\$220,000	\$266,000
5 - 10 Acres	35	43	112	105	\$275,000	\$297,000	\$300,000	9.1%	1.0%	\$286,750	\$296,000
Over 10 Acres	29	31	161	146	\$325,000	\$375,000	\$475,000	46.2%	26.7%	\$372,000	\$485,000
<b>RURAL TOTALS</b>	<b>103</b>	<b>135</b>	<b>123</b>	<b>108</b>	<b>\$237,500</b>	<b>\$292,500</b>	<b>\$305,000</b>	<b>28.4%</b>	<b>4.3%</b>	<b>\$297,000</b>	<b>\$297,000</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 03/31/15	Active 03/31/16	% Change
Ashland	185	138	-25.4%
Talent	28	14	-50.0%
Phoenix	11	12	9.1%
Jacksonville	50	39	-22.0%
Northwest Medford	29	13	-55.2%
West Medford	54	53	-1.9%
Southwest Medford	50	31	-38.0%
East Medford	218	194	-11.0%
Central Point	104	65	-37.5%
White City	22	12	-45.5%
Eagle Point	91	67	-26.4%
Shady Cove / Trail	45	29	-35.6%
Gold Hill & Rogue River	103	74	-28.2%
Other Areas	65	39	-40.0%
<b>COUNTY TOTALS</b>	<b>1055</b>	<b>780</b>	<b>-26.1%</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 - January 1, 2016 through March 31, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31			Mar 2015 vs Mar 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Ashland	6	0	59	N/A	\$196,000	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	1	3	N/A	47	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	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	9	15	37	38	\$110,000	\$97,000	-11.8%	N/A	\$106,850
Southwest Medford	5	5	26	30	\$214,200	\$184,900	-13.7%	N/A	N/A
East Medford	20	13	56	63	\$173,750	\$205,000	18.0%	\$175,000	\$205,000
Central Point	14	9	90	53	\$159,000	\$165,000	3.8%	\$137,900	N/A
White City	4	6	69	21	\$153,950	\$137,900	-10.4%	N/A	N/A
Eagle Point	3	4	27	105	N/A	\$143,950	N/A	N/A	N/A
Shady Cove / Trail	3	0	44	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	4	N/A	18	N/A	\$143,500	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>70</b>	<b>61</b>	<b>60</b>	<b>46</b>	<b>\$165,450</b>	<b>\$155,000</b>	<b>-6.3%</b>	<b>\$171,450</b>	<b>\$139,900</b>

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - January 1, 2016 through March 31, 2016																
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING				
	Jan 1 - Mar 31							Jan 1 - Mar 31				Jan 1 - Mar 31				
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All	
Ashland	46	100.0%	0	0.0%	0	0.0%	46	74	N/A	N/A	74	\$385,000	N/A	N/A	\$385,000	
Talent	9	90.0%	0	0.0%	1	10.0%	10	32	N/A	N/A	31	\$223,400	N/A	N/A	\$224,200	
Phoenix	12	80.0%	2	13.3%	1	6.7%	15	39	N/A	N/A	40	\$218,950	N/A	N/A	\$215,000	
Jacksonville	13	100.0%	0	0.0%	0	0.0%	13	44	N/A	N/A	44	\$375,000	N/A	N/A	\$375,000	
Northwest Medford	11	91.7%	1	8.3%	0	0.0%	12	68	N/A	N/A	64	\$192,500	N/A	N/A	\$187,250	
West Medford	42	73.7%	14	24.6%	1	1.8%	57	46	28	N/A	44	\$152,000	\$98,900	N/A	\$142,500	
Southwest Medford	27	84.4%	3	9.4%	2	6.3%	32	32	N/A	N/A	32	\$222,000	N/A	N/A	\$215,500	
East Medford	155	92.3%	11	6.5%	2	1.2%	168	57	32	N/A	57	\$250,000	\$220,000	N/A	\$246,500	
Central Point	52	85.2%	8	13.1%	1	1.6%	61	37	55	N/A	39	\$217,700	\$162,500	N/A	\$210,000	
White City	29	82.9%	5	14.3%	1	2.9%	35	24	20	N/A	23	\$157,000	\$125,900	N/A	\$155,000	
Eagle Point	35	89.7%	3	7.7%	1	2.6%	39	51	N/A	N/A	57	\$215,000	N/A	N/A	\$203,500	
Shady Cove / Trail	5	100.0%	0	0.0%	0	0.0%	5	53	N/A	N/A	53	\$245,000	N/A	N/A	\$245,000	
Gold Hill & Rogue River	4	50.0%	4	50.0%	0	0.0%	8	102	18	N/A	60	\$174,450	\$143,500	N/A	\$162,450	
<b>URBAN TOTALS</b>	<b>441</b>	<b>87.8%</b>	<b>51</b>	<b>10.2%</b>	<b>10</b>	<b>2.0%</b>	<b>502</b>	<b>50</b>	<b>35</b>	<b>103</b>	<b>50</b>	<b>\$229,500</b>	<b>\$149,900</b>	<b>\$164,200</b>	<b>\$220,000</b>	

ALL HOMES ON MARKET (including rural) - 03/31/16							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	136	98.6%	2	1.4%	0	0.0%	138
Talent	14	100.0%	0	0.0%	0	0.0%	14
Phoenix	11	91.7%	0	0.0%	1	8.3%	12
Jacksonville	37	94.9%	2	5.1%	0	0.0%	39
Northwest Medford	13	100.0%	0	0.0%	0	0.0%	13
West Medford	41	77.4%	11	20.8%	1	1.9%	53
Southwest Medford	30	96.8%	1	3.2%	0	0.0%	31
East Medford	185	95.4%	6	3.1%	3	1.5%	194
Central Point	60	92.3%	3	4.6%	2	3.1%	65
White City	11	91.7%	0	0.0%	1	8.3%	12
Eagle Point	62	92.5%	4	6.0%	1	1.5%	67
Shady Cove / Trail	27	93.1%	1	3.4%	1	3.4%	29
Gold Hill & Rogue River	71	95.9%	2	2.7%	1	1.4%	74
Other Areas	39	100.0%	0	0.0%	0	0.0%	39
<b>COUNTY TOTALS</b>	<b>737</b>	<b>94.5%</b>	<b>32</b>	<b>4.1%</b>	<b>11</b>	<b>1.4%</b>	<b>780</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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