



JACKSON CO EXISTING HOME SALES - July 1, 2015 through September 30, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2014 vs Sep 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	100	119	71	47	\$290,000	\$358,000	\$355,000	22.4%	-0.8%	\$375,000	\$382,500
Talent	19	23	34	19	\$163,900	\$205,000	\$255,900	56.1%	24.8%	\$213,250	\$233,190
Phoenix	14	15	58	56	\$127,000	\$178,950	\$215,000	69.3%	20.1%	\$175,000	\$159,000
Jacksonville	14	14	97	34	\$405,000	\$267,750	\$277,000	-31.6%	3.5%	N/A	\$275,000
Northwest Medford	7	26	27	25	\$128,900	\$190,000	\$183,000	42.0%	-3.7%	N/A	\$225,500
West Medford	42	67	35	48	\$104,900	\$135,250	\$153,470	46.3%	13.5%	\$124,200	\$139,000
Southwest Medford	32	36	29	33	\$149,500	\$196,500	\$212,450	42.1%	8.1%	\$198,000	\$218,500
East Medford	198	232	48	45	\$193,500	\$237,750	\$242,000	25.1%	1.8%	\$215,000	\$237,500
Central Point	80	100	51	51	\$148,029	\$177,250	\$212,800	43.8%	20.1%	\$189,500	\$218,750
White City	16	37	66	39	\$92,340	\$134,730	\$155,000	67.9%	15.0%	\$134,000	\$145,000
Eagle Point	39	58	46	45	\$171,825	\$235,000	\$235,500	37.1%	0.2%	\$265,500	\$231,000
Shady Cove / Trail	13	16	63	87	\$182,000	\$155,000	\$263,165	44.6%	69.8%	\$174,900	\$227,500
Gold Hill & Rogue River	14	23	89	79	\$93,700	\$176,500	\$164,850	75.9%	-6.6%	N/A	\$190,500
URBAN TOTALS	589	768	52	46	\$165,250	\$219,000	\$227,750	37.8%	4.0%	\$205,000	\$223,000

JACKSON CO NEW HOME SALES - July 1, 2015 through September 30, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2014 vs Sep 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	8	12	50	77	\$425,000	\$448,385	\$414,500	-2.5%	-7.6%	N/A	\$687,500
Talent	2	1	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	6	2	105	N/A	N/A	\$255,000	N/A	N/A	N/A	N/A	N/A
Northwest Medford	3	5	1	40	N/A	N/A	\$239,900	N/A	N/A	N/A	N/A
West Medford	5	0	89	N/A	N/A	\$198,900	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	1	69	N/A	N/A	\$234,005	N/A	N/A	N/A	N/A	N/A
East Medford	21	25	63	86	\$240,000	\$363,188	\$349,000	45.4%	-3.9%	\$360,000	\$332,900
Central Point	8	5	49	11	N/A	\$232,500	\$272,500	N/A	17.2%	N/A	N/A
White City	3	6	39	34	\$162,000	N/A	\$197,050	21.6%	N/A	N/A	N/A
Eagle Point	6	5	97	66	\$224,900	\$235,750	\$259,000	15.2%	9.9%	N/A	N/A
Shady Cove / Trail	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	5	26	80	N/A	N/A	\$186,500	N/A	N/A	N/A	N/A
URBAN TOTALS	69	67	68	73	\$219,900	\$255,000	\$327,800	49.1%	28.5%	\$255,000	\$327,800

JACKSON CO RURAL HOME SALES - July 1, 2015 through September 30, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2014 vs Sep 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	75	107	92	\$175,000	\$255,125	\$306,000	74.9%	19.9%	\$252,000	\$239,900
5 - 10 Acres	39	57	65	87	\$251,250	\$369,000	\$322,000	28.2%	-12.7%	\$250,000	\$342,000
Over 10 Acres	32	35	132	211	\$386,500	\$370,000	\$435,000	12.5%	17.6%	\$380,000	\$420,000
RURAL TOTALS	152	167	91	115	\$209,000	\$317,500	\$330,005	57.9%	3.9%	\$268,450	\$331,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 09/30/14	Active 09/30/15	% Change
Ashland	250	189	-24.4%
Talent	25	31	24.0%
Phoenix	23	18	-21.7%
Jacksonville	63	56	-11.1%
Northwest Medford	29	21	-27.6%
West Medford	57	48	-15.8%
Southwest Medford	65	43	-33.8%
East Medford	318	261	-17.9%
Central Point	138	88	-36.2%
White City	32	20	-37.5%
Eagle Point	111	94	-15.3%
Shady Cove / Trail	62	54	-12.9%
Gold Hill & Rogue River	118	100	-15.3%
Other Areas	73	66	-9.6%
COUNTY TOTALS	1364	1089	-20.2%

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 - July 1, 2015 through September 30, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30			Sep 2014 vs Sep 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
Ashland	3	2	189	N/A	N/A	N/A	N/A	N/A	N/A
Talent	0	3	N/A	37	N/A	N/A	N/A	N/A	N/A
Phoenix	3	1	63	N/A	N/A	N/A	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	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	5	10	58	36	\$89,900	\$124,500	38.5%	N/A	N/A
Southwest Medford	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	16	19	59	37	\$197,000	\$178,217	-9.5%	\$205,000	\$215,000
Central Point	14	4	49	78	\$152,500	\$250,068	64.0%	\$125,000	N/A
White City	3	8	196	45	N/A	\$119,950	N/A	N/A	N/A
Eagle Point	4	7	37	126	\$191,500	\$153,500	-19.8%	\$191,500	N/A
Shady Cove / Trail	5	2	63	N/A	\$160,000	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	3	95	81	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	59	64	70	54	\$164,900	\$153,750	-6.8%	\$172,550	\$153,750

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - July 1, 2015 through September 30, 2015															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jul 1 - Sep 30							Jul 1 - Sep 30				Jul 1 - Sep 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	117	98.3%	2	1.7%	0	0.0%	119	47	N/A	N/A	47	\$356,000	N/A	N/A	\$355,000
Talent	20	87.0%	1	4.3%	2	8.7%	23	17	N/A	N/A	19	\$247,950	N/A	N/A	\$255,900
Phoenix	14	93.3%	1	6.7%	0	0.0%	15	56	N/A	N/A	56	\$217,450	N/A	N/A	\$215,000
Jacksonville	14	100.0%	0	0.0%	0	0.0%	14	34	N/A	N/A	34	\$277,000	N/A	N/A	\$277,000
Northwest Medford	25	96.2%	1	3.8%	0	0.0%	26	24	N/A	N/A	25	\$184,000	N/A	N/A	\$183,000
West Medford	57	85.1%	6	9.0%	4	6.0%	67	50	33	42	48	\$158,500	\$132,000	\$120,000	\$153,470
Southwest Medford	34	94.4%	1	2.8%	1	2.8%	36	33	N/A	N/A	33	\$214,000	N/A	N/A	\$212,450
East Medford	213	91.8%	16	6.9%	3	1.3%	232	45	29	N/A	45	\$244,900	\$180,222	N/A	\$242,000
Central Point	96	96.0%	3	3.0%	1	1.0%	100	49	N/A	N/A	51	\$210,300	N/A	N/A	\$212,800
White City	29	78.4%	6	16.2%	2	5.4%	37	37	58	N/A	39	\$159,000	\$104,625	N/A	\$155,000
Eagle Point	51	87.9%	4	6.9%	3	5.2%	58	34	30	N/A	45	\$239,500	\$146,750	N/A	\$235,500
Shady Cove / Trail	14	87.5%	2	12.5%	0	0.0%	16	87	N/A	N/A	87	\$263,165	N/A	N/A	\$263,165
Gold Hill & Rogue River	20	87.0%	1	4.3%	2	8.7%	23	78	N/A	N/A	79	\$178,500	N/A	N/A	\$164,850
URBAN TOTALS	704	91.7%	46	6.0%	18	2.3%	768	45	40	90	46	\$232,750	\$153,750	\$161,750	\$227,750

ALL HOMES ON MARKET (including rural) - 09/30/15							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	186	98.4%	2	1.1%	1	0.5%	189
Talent	29	93.5%	1	3.2%	1	3.2%	31
Phoenix	16	88.9%	1	5.6%	1	5.6%	18
Jacksonville	54	96.4%	1	1.8%	1	1.8%	56
Northwest Medford	17	81.0%	1	4.8%	2	9.5%	21
West Medford	40	83.3%	5	10.4%	3	6.3%	48
Southwest Medford	39	90.7%	1	2.3%	2	4.7%	43
East Medford	252	96.6%	0	0.0%	6	2.3%	261
Central Point	85	96.6%	3	3.4%	0	0.0%	88
White City	15	75.0%	2	10.0%	1	5.0%	20
Eagle Point	86	91.5%	2	2.1%	5	5.3%	94
Shady Cove / Trail	48	88.9%	5	9.3%	1	1.9%	54
Gold Hill & Rogue River	94	94.0%	5	5.0%	1	1.0%	100
Other Areas	64	97.0%	2	3.0%	0	0.0%	66
COUNTY TOTALS	1025	94.1%	31	2.8%	25	2.3%	1089

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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