



JACKSON CO EXISTING HOME SALES - July 1, 2016 through September 30, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2015 vs Sep 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	121	93	47	61	\$290,000	\$355,000	\$394,000	35.9%	11.0%	\$380,000	\$437,750
Talent	23	17	19	14	\$206,000	\$255,900	\$310,500	50.7%	21.3%	\$233,190	\$266,500
Phoenix	15	12	56	16	\$155,950	\$215,000	\$195,500	25.4%	-9.1%	\$159,000	N/A
Jacksonville	14	23	34	53	\$238,000	\$277,000	\$374,178	57.2%	35.1%	\$275,000	\$440,000
Northwest Medford	27	24	26	27	\$100,900	\$184,000	\$224,750	122.7%	22.1%	\$225,500	\$243,000
West Medford	70	57	49	47	\$85,000	\$154,235	\$162,500	91.2%	5.4%	\$139,000	\$169,500
Southwest Medford	37	40	36	19	\$138,950	\$211,900	\$241,000	73.4%	13.7%	\$215,500	\$245,000
East Medford	232	232	44	47	\$165,000	\$242,500	\$273,750	65.9%	12.9%	\$239,750	\$257,500
Central Point	103	90	50	26	\$135,750	\$215,000	\$218,250	60.8%	1.5%	\$222,500	\$221,000
White City	38	37	40	19	\$110,000	\$155,000	\$175,000	59.1%	12.9%	\$145,000	\$174,450
Eagle Point	58	43	45	40	\$167,500	\$235,500	\$260,000	55.2%	10.4%	\$231,000	\$261,500
Shady Cove / Trail	16	20	87	27	\$154,000	\$263,165	\$200,950	30.5%	-23.6%	\$227,500	\$199,900
Gold Hill & Rogue River	23	20	79	42	\$135,000	\$164,850	\$162,450	20.3%	-1.5%	\$190,500	N/A
URBAN TOTALS	779	710	46	40	\$155,500	\$227,500	\$247,250	59.0%	8.7%	\$222,500	\$250,000

JACKSON CO NEW HOME SALES - July 1, 2016 through September 30, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2015 vs Sep 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	12	12	77	171	N/A	\$414,500	\$425,000	N/A	2.5%	\$687,500	\$664,286
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	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	1	34	N/A	N/A	\$236,450	N/A	N/A	N/A	N/A	N/A
West Medford	0	3	N/A	27	\$171,500	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	25	28	86	84	\$278,900	\$349,000	\$374,500	34.3%	7.3%	\$332,900	\$366,150
Central Point	5	7	11	99	N/A	\$272,500	\$319,900	N/A	17.4%	N/A	N/A
White City	8	9	44	13	\$149,950	\$194,800	\$212,900	42.0%	9.3%	\$196,600	N/A
Eagle Point	5	7	66	31	N/A	\$259,000	\$298,000	N/A	15.1%	N/A	N/A
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	5	7	80	54	N/A	\$186,500	\$207,900	N/A	11.5%	N/A	N/A
URBAN TOTALS	70	77	72	84	\$190,000	\$317,813	\$334,000	75.8%	5.1%	\$289,650	\$331,628

JACKSON CO RURAL HOME SALES - July 1, 2016 through September 30, 2016											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2015 vs Sep 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	77	73	90	48	\$169,990	\$306,000	\$299,000	75.9%	-2.3%	\$234,950	\$311,750
5 - 10 Acres	60	39	83	79	\$272,225	\$318,500	\$410,000	50.6%	28.7%	\$342,000	\$402,500
Over 10 Acres	35	40	211	148	\$392,500	\$435,000	\$536,750	36.8%	23.4%	\$420,000	\$634,900
RURAL TOTALS	172	152	112	82	\$220,000	\$330,003	\$368,900	67.7%	11.8%	\$320,000	\$395,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 09/30/15	Active 09/30/16	% Change
Ashland	189	203	7.4%
Talent	31	31	0.0%
Phoenix	18	15	-16.7%
Jacksonville	56	45	-19.6%
Northwest Medford	21	12	-42.9%
West Medford	48	47	-2.1%
Southwest Medford	43	47	9.3%
East Medford	261	199	-23.8%
Central Point	88	65	-26.1%
White City	20	22	10.0%
Eagle Point	94	83	-11.7%
Shady Cove / Trail	54	51	-5.6%
Gold Hill & Rogue River	100	96	-4.0%
Other Areas	66	74	12.1%
COUNTY TOTALS	1089	990	-9.1%

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, 2016 through September 30, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30			Sep 2015 vs Sep 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Ashland	2	5	N/A	60	N/A	\$299,190	N/A	N/A	N/A
Talent	3	1	37	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	1	2	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	10	5	36	26	\$124,500	\$135,000	8.4%	N/A	N/A
Southwest Medford	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	19	16	37	50	\$178,217	\$173,500	-2.6%	\$215,000	\$212,845
Central Point	4	6	78	31	\$250,068	\$153,100	-38.8%	N/A	N/A
White City	8	9	45	27	\$119,950	\$178,900	49.1%	N/A	N/A
Eagle Point	7	5	126	54	\$153,500	\$182,000	18.6%	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	3	5	81	31	N/A	\$130,200	N/A	N/A	N/A
URBAN TOTALS	64	59	54	40	\$153,750	\$165,000	7.3%	\$153,750	\$178,900

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - July 1, 2016 through September 30, 2016															
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	88	94.6%	5	5.4%	0	0.0%	93	61	60	N/A	61	\$400,000	\$299,190	N/A	\$394,000
Talent	16	94.1%	1	5.9%	0	0.0%	17	11	N/A	N/A	14	\$312,750	N/A	N/A	\$310,500
Phoenix	10	83.3%	2	16.7%	0	0.0%	12	12	N/A	N/A	16	\$217,250	N/A	N/A	\$195,500
Jacksonville	23	100.0%	0	0.0%	0	0.0%	23	53	N/A	N/A	53	\$374,178	N/A	N/A	\$374,178
Northwest Medford	23	95.8%	1	4.2%	0	0.0%	24	28	N/A	N/A	27	\$225,000	N/A	N/A	\$224,750
West Medford	52	91.2%	5	8.8%	0	0.0%	57	49	26	N/A	47	\$167,061	\$135,000	N/A	\$162,500
Southwest Medford	38	95.0%	2	5.0%	0	0.0%	40	18	N/A	N/A	19	\$243,000	N/A	N/A	\$241,000
East Medford	216	93.1%	15	6.5%	1	0.4%	232	47	35	N/A	47	\$282,250	\$182,000	N/A	\$273,750
Central Point	84	93.3%	5	5.6%	1	1.1%	90	25	32	N/A	26	\$221,000	\$151,200	N/A	\$218,250
White City	28	75.7%	7	18.9%	2	5.4%	37	16	14	N/A	19	\$172,375	\$178,900	N/A	\$175,000
Eagle Point	38	88.4%	4	9.3%	1	2.3%	43	38	56	N/A	40	\$261,500	\$219,900	N/A	\$260,000
Shady Cove / Trail	18	90.0%	2	10.0%	0	0.0%	20	24	N/A	N/A	27	\$205,500	N/A	N/A	\$200,950
Gold Hill & Rogue River	15	75.0%	5	25.0%	0	0.0%	20	45	31	N/A	42	\$180,000	\$130,200	N/A	\$162,450
URBAN TOTALS	651	91.7%	54	7.6%	5	0.7%	710	40	35	98	40	\$255,000	\$163,750	\$179,000	\$247,250

ALL HOMES ON MARKET (including rural) - 09/30/16							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	203	100.0%	0	0.0%	0	0.0%	203
Talent	27	87.1%	3	9.7%	1	3.2%	31
Phoenix	14	93.3%	1	6.7%	0	0.0%	15
Jacksonville	45	100.0%	0	0.0%	0	0.0%	45
Northwest Medford	10	83.3%	1	8.3%	1	8.3%	12
West Medford	44	93.6%	3	6.4%	0	0.0%	47
Southwest Medford	44	93.6%	2	4.3%	1	2.1%	47
East Medford	194	97.5%	4	2.0%	1	0.5%	199
Central Point	63	96.9%	1	1.5%	1	1.5%	65
White City	21	95.5%	0	0.0%	1	4.5%	22
Eagle Point	79	95.2%	3	3.6%	1	1.2%	83
Shady Cove / Trail	48	94.1%	2	3.9%	1	2.0%	51
Gold Hill & Rogue River	92	95.8%	4	4.2%	0	0.0%	96
Other Areas	68	91.9%	6	8.1%	0	0.0%	74
COUNTY TOTALS	952	96.2%	30	3.0%	8	0.8%	990

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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