



JACKSON CO EXISTING HOME SALES - June 1, 2015 through August 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2014 vs Aug 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	107	134	59	49	\$285,000	\$355,000	\$360,500	26.5%	1.5%	\$330,000	\$355,000
Talent	21	24	29	23	\$178,250	\$202,500	\$246,500	38.3%	21.7%	\$188,250	N/A
Phoenix	14	14	60	56	\$191,950	\$180,225	\$222,125	15.7%	23.2%	\$121,725	\$235,000
Jacksonville	20	11	72	40	\$342,500	\$336,650	\$285,000	-16.8%	-15.3%	\$384,000	\$270,000
Northwest Medford	6	29	24	26	\$130,000	\$193,250	\$180,000	38.5%	-6.9%	\$193,250	\$178,500
West Medford	49	61	29	43	\$102,000	\$130,000	\$152,900	49.9%	17.6%	\$132,500	\$182,500
Southwest Medford	28	46	23	39	\$172,000	\$198,500	\$208,750	21.4%	5.2%	\$195,000	\$205,000
East Medford	202	258	40	48	\$199,000	\$235,000	\$245,000	23.1%	4.3%	\$270,000	\$226,500
Central Point	83	101	47	48	\$152,250	\$175,000	\$214,900	41.1%	22.8%	\$178,000	\$213,900
White City	14	38	60	30	\$95,900	\$143,950	\$161,000	67.9%	11.8%	\$145,055	\$160,000
Eagle Point	38	69	38	46	\$160,000	\$230,000	\$239,000	49.4%	3.9%	\$225,000	\$214,500
Shady Cove / Trail	9	16	120	66	\$125,000	\$154,900	\$282,500	126.0%	82.4%	N/A	\$278,165
Gold Hill & Rogue River	21	29	87	81	\$113,000	\$169,500	\$175,750	55.5%	3.7%	\$200,000	\$149,000
<b>URBAN TOTALS</b>	<b>613</b>	<b>832</b>	<b>47</b>	<b>46</b>	<b>\$170,000</b>	<b>\$219,900</b>	<b>\$235,000</b>	<b>38.2%</b>	<b>6.9%</b>	<b>\$229,900</b>	<b>\$223,000</b>

JACKSON CO NEW HOME SALES - June 1, 2015 through August 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2014 vs Aug 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	10	50	77	\$425,000	\$530,885	\$350,000	-17.6%	-34.1%	N/A	\$449,000
Talent	3	1	53	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	4	115	217	N/A	\$255,000	\$372,241	N/A	46.0%	\$255,000	N/A
Northwest Medford	5	4	92	54	N/A	\$185,150	\$228,995	N/A	23.7%	N/A	N/A
West Medford	5	0	157	N/A	N/A	\$159,900	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	3	69	26	N/A	\$225,805	N/A	N/A	N/A	N/A	N/A
East Medford	23	27	83	110	\$216,500	\$369,900	\$329,950	52.4%	-10.8%	\$364,000	\$373,450
Central Point	8	7	72	36	N/A	\$232,450	\$259,900	N/A	11.8%	N/A	N/A
White City	6	4	87	39	\$161,700	\$184,200	\$191,450	18.4%	3.9%	N/A	N/A
Eagle Point	4	4	139	82	\$224,900	\$231,450	\$250,500	11.4%	8.2%	\$231,450	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	7	N/A	72	N/A	N/A	\$186,500	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>73</b>	<b>71</b>	<b>84</b>	<b>86</b>	<b>\$215,750</b>	<b>\$255,000</b>	<b>\$310,625</b>	<b>44.0%</b>	<b>21.8%</b>	<b>\$274,000</b>	<b>\$304,900</b>

JACKSON CO RURAL HOME SALES - June 1, 2015 through August 31, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2014 vs Aug 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	78	87	94	94	\$187,450	\$274,500	\$330,000	76.0%	20.2%	\$247,450	\$265,500
5 - 10 Acres	47	63	75	93	\$251,250	\$354,500	\$320,000	27.4%	-9.7%	\$374,950	\$315,000
Over 10 Acres	39	34	149	173	\$354,500	\$337,000	\$399,250	12.6%	18.5%	\$330,000	\$369,000
<b>RURAL TOTALS</b>	<b>163</b>	<b>184</b>	<b>91</b>	<b>108</b>	<b>\$214,500</b>	<b>\$315,000</b>	<b>\$335,000</b>	<b>56.2%</b>	<b>6.3%</b>	<b>\$284,500</b>	<b>\$306,750</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 08/31/14	Active 08/31/15	% Change
Ashland	244	201	-17.6%
Talent	33	30	-9.1%
Phoenix	27	19	-29.6%
Jacksonville	72	63	-12.5%
Northwest Medford	29	19	-34.5%
West Medford	56	54	-3.6%
Southwest Medford	66	47	-28.8%
East Medford	305	267	-12.5%
Central Point	143	95	-33.6%
White City	40	22	-45.0%
Eagle Point	117	104	-11.1%
Shady Cove / Trail	67	57	-14.9%
Gold Hill & Rogue River	120	96	-20.0%
Other Areas	78	70	-10.3%
<b>COUNTY TOTALS</b>	<b>1397</b>	<b>1144</b>	<b>-18.1%</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 - June 1, 2015 through August 31, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2014 vs Aug 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
Ashland	3	10	190	47	N/A	\$273,775	N/A	N/A	N/A
Talent	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	4	0	56	N/A	\$158,950	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	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	6	14	47	41	\$126,500	\$116,825	-7.6%	\$104,950	\$124,500
Southwest Medford	1	3	N/A	80	N/A	N/A	N/A	N/A	N/A
East Medford	15	23	43	46	\$189,000	\$178,217	-5.7%	\$201,550	\$185,443
Central Point	13	10	46	35	\$159,900	\$172,500	7.9%	N/A	N/A
White City	3	6	196	32	N/A	\$119,950	N/A	N/A	N/A
Eagle Point	2	8	N/A	121	N/A	\$154,250	N/A	N/A	\$166,840
Shady Cove / Trail	4	2	75	N/A	\$153,500	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	4	95	69	N/A	\$127,500	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>57</b>	<b>86</b>	<b>64</b>	<b>52</b>	<b>\$160,000</b>	<b>\$162,000</b>	<b>1.3%</b>	<b>\$135,460</b>	<b>\$167,018</b>

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2015 through August 31, 2015															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jun 1 - Aug 31							Jun 1 - Aug 31				Jun 1 - Aug 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	124	92.5%	10	7.5%	0	0.0%	134	49	47	N/A	49	\$366,000	\$273,775	N/A	\$360,500
Talent	22	91.7%	0	0.0%	2	8.3%	24	24	N/A	N/A	23	\$246,500	N/A	N/A	\$246,500
Phoenix	14	100.0%	0	0.0%	0	0.0%	14	56	N/A	N/A	56	\$222,125	N/A	N/A	\$222,125
Jacksonville	11	100.0%	0	0.0%	0	0.0%	11	40	N/A	N/A	40	\$285,000	N/A	N/A	\$285,000
Northwest Medford	27	93.1%	1	3.4%	1	3.4%	29	26	N/A	N/A	26	\$182,000	N/A	N/A	\$180,000
West Medford	47	77.0%	9	14.8%	5	8.2%	61	44	41	42	43	\$162,500	\$118,650	\$115,000	\$152,900
Southwest Medford	43	93.5%	1	2.2%	2	4.3%	46	37	N/A	N/A	39	\$210,000	N/A	N/A	\$208,750
East Medford	235	91.1%	18	7.0%	5	1.9%	258	48	35	83	48	\$250,000	\$175,000	\$195,000	\$245,000
Central Point	91	90.1%	10	9.9%	0	0.0%	101	50	35	N/A	48	\$217,900	\$172,500	N/A	\$214,900
White City	32	84.2%	5	13.2%	1	2.6%	38	30	37	N/A	30	\$163,950	\$108,000	N/A	\$161,000
Eagle Point	61	88.4%	6	8.7%	2	2.9%	69	37	33	N/A	46	\$240,000	\$146,750	N/A	\$239,000
Shady Cove / Trail	14	87.5%	2	12.5%	0	0.0%	16	63	N/A	N/A	66	\$282,500	N/A	N/A	\$282,500
Gold Hill & Rogue River	25	86.2%	2	6.9%	2	6.9%	29	83	N/A	N/A	81	\$192,000	N/A	N/A	\$175,750
<b>URBAN TOTALS</b>	<b>746</b>	<b>89.7%</b>	<b>66</b>	<b>7.9%</b>	<b>20</b>	<b>2.4%</b>	<b>832</b>	<b>46</b>	<b>41</b>	<b>88</b>	<b>46</b>	<b>\$239,000</b>	<b>\$159,036</b>	<b>\$175,222</b>	<b>\$235,000</b>

ALL HOMES ON MARKET (including rural) - 08/31/15							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	196	97.5%	3	1.5%	1	0.5%	201
Talent	28	93.3%	0	0.0%	2	6.7%	30
Phoenix	17	89.5%	2	10.5%	0	0.0%	19
Jacksonville	62	98.4%	1	1.6%	0	0.0%	63
Northwest Medford	15	78.9%	3	15.8%	1	5.3%	19
West Medford	45	83.3%	4	7.4%	4	7.4%	54
Southwest Medford	44	93.6%	1	2.1%	1	2.1%	47
East Medford	256	95.9%	4	1.5%	3	1.1%	267
Central Point	87	91.6%	3	3.2%	4	4.2%	95
White City	17	77.3%	2	9.1%	1	4.5%	22
Eagle Point	97	93.3%	4	3.8%	2	1.9%	104
Shady Cove / Trail	52	91.2%	4	7.0%	1	1.8%	57
Gold Hill & Rogue River	92	95.8%	4	4.2%	0	0.0%	96
Other Areas	69	98.6%	0	0.0%	1	1.4%	70
<b>COUNTY TOTALS</b>	<b>1077</b>	<b>94.1%</b>	<b>35</b>	<b>3.1%</b>	<b>21</b>	<b>1.8%</b>	<b>1144</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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