



JACKSON CO EXISTING HOME SALES - June 1, 2016 through August 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Aug 2015 vs Aug 2016	
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31						
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	136	85	48	47	\$277,000	\$360,500	\$374,900	35.3%	4.0%	\$355,000	\$372,200
Talent	24	16	23	15	\$217,250	\$246,500	\$325,000	49.6%	31.8%	N/A	\$346,750
Phoenix	14	10	56	17	\$145,000	\$222,125	\$195,500	34.8%	-12.0%	\$235,000	\$216,000
Jacksonville	11	18	40	46	\$260,000	\$285,000	\$346,950	33.4%	21.7%	\$270,000	\$315,400
Northwest Medford	31	20	27	43	\$100,450	\$182,000	\$190,000	89.1%	4.4%	\$178,500	\$175,750
West Medford	63	53	42	46	\$90,275	\$153,000	\$160,000	77.2%	4.6%	\$185,000	\$145,000
Southwest Medford	44	37	39	20	\$140,000	\$206,750	\$232,500	66.1%	12.5%	\$205,000	\$229,000
East Medford	259	266	48	49	\$171,000	\$245,000	\$272,750	59.5%	11.3%	\$225,000	\$285,000
Central Point	104	85	47	30	\$135,750	\$212,450	\$210,610	55.1%	-0.9%	\$209,900	\$234,000
White City	38	32	30	16	\$85,548	\$161,000	\$175,500	105.1%	9.0%	\$160,000	\$177,300
Eagle Point	70	50	46	71	\$154,950	\$239,000	\$256,250	65.4%	7.2%	\$201,000	\$277,600
Shady Cove / Trail	16	13	66	27	N/A	\$282,500	\$246,350	N/A	-12.8%	\$278,165	\$192,000
Gold Hill & Rogue River	29	22	81	38	\$134,950	\$175,750	\$177,000	31.2%	0.7%	\$149,000	\$174,000
URBAN TOTALS	841	709	46	42	\$155,000	\$235,000	\$248,000	60.0%	5.5%	\$221,000	\$252,500

JACKSON CO NEW HOME SALES - June 1, 2016 through August 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Aug 2015 vs Aug 2016	
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31						
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	10	10	77	278	N/A	\$350,000	\$396,250	N/A	13.2%	\$449,000	N/A
Talent	1	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	4	3	217	51	N/A	\$372,241	N/A	N/A	N/A	N/A	N/A
Northwest Medford	5	1	43	N/A	N/A	\$224,990	N/A	N/A	N/A	N/A	N/A
West Medford	0	3	N/A	30	\$169,000	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	3	1	26	N/A	\$200,500	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	27	39	110	74	\$300,000	\$329,950	\$371,100	23.7%	12.5%	\$373,450	\$374,500
Central Point	7	6	36	128	N/A	\$259,900	\$331,400	N/A	27.5%	N/A	N/A
White City	5	6	51	15	N/A	\$189,900	\$208,700	N/A	9.9%	N/A	\$213,700
Eagle Point	4	6	82	32	N/A	\$250,500	\$319,925	N/A	27.7%	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	7	6	72	74	N/A	\$186,500	\$204,050	N/A	9.4%	N/A	\$205,250
URBAN TOTALS	73	83	85	95	\$204,000	\$304,900	\$339,215	66.3%	11.3%	\$300,950	\$306,500

JACKSON CO RURAL HOME SALES - June 1, 2016 through August 31, 2016											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Aug 2015 vs Aug 2016	
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 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	91	73	91	61	\$188,500	\$330,000	\$299,000	58.6%	-9.4%	\$284,000	\$272,500
5 - 10 Acres	65	29	91	91	\$259,200	\$320,000	\$405,000	56.3%	26.6%	\$315,000	\$429,000
Over 10 Acres	34	33	173	104	\$348,750	\$399,250	\$416,200	19.3%	4.2%	\$369,000	\$572,500
RURAL TOTALS	190	135	106	78	\$248,000	\$332,503	\$341,950	37.9%	2.8%	\$314,250	\$350,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 08/31/15	Active 08/31/16	% Change
Ashland	201	206	2.5%
Talent	30	30	0.0%
Phoenix	19	20	5.3%
Jacksonville	63	47	-25.4%
Northwest Medford	19	15	-21.1%
West Medford	54	56	3.7%
Southwest Medford	47	52	10.6%
East Medford	267	216	-19.1%
Central Point	95	88	-7.4%
White City	22	24	9.1%
Eagle Point	104	77	-26.0%
Shady Cove / Trail	57	59	3.5%
Gold Hill & Rogue River	96	93	-3.1%
Other Areas	70	72	2.9%
COUNTY TOTALS	1144	1055	-7.8%

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, 2016 through August 31, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2015 vs Aug 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Ashland	10	5	47	59	\$273,775	\$299,190	9.3%	N/A	N/A
Talent	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	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	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	14	6	41	25	\$116,825	\$131,254	12.4%	\$124,500	N/A
Southwest Medford	3	3	80	22	N/A	N/A	N/A	N/A	N/A
East Medford	24	23	44	58	\$176,609	\$182,000	3.1%	\$181,830	\$158,000
Central Point	10	12	35	43	\$172,500	\$167,700	-2.8%	N/A	N/A
White City	6	7	32	32	\$119,950	\$179,000	49.2%	N/A	\$179,800
Eagle Point	9	7	114	127	\$153,500	\$182,000	18.6%	\$153,500	N/A
Shady Cove / Trail	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	4	4	69	37	\$127,500	\$142,600	11.8%	N/A	N/A
URBAN TOTALS	88	71	51	54	\$160,518	\$170,000	5.9%	\$158,768	\$163,750

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2016 through August 31, 2016															
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	80	94.1%	5	5.9%	0	0.0%	85	46	59	N/A	47	\$389,500	\$299,190	N/A	\$374,900
Talent	16	100.0%	0	0.0%	0	0.0%	16	15	N/A	N/A	15	\$325,000	N/A	N/A	\$325,000
Phoenix	8	80.0%	2	20.0%	0	0.0%	10	12	N/A	N/A	17	\$217,250	N/A	N/A	\$195,500
Jacksonville	18	100.0%	0	0.0%	0	0.0%	18	46	N/A	N/A	46	\$346,950	N/A	N/A	\$346,950
Northwest Medford	18	90.0%	1	5.0%	1	5.0%	20	41	N/A	N/A	43	\$199,000	N/A	N/A	\$190,000
West Medford	47	88.7%	6	11.3%	0	0.0%	53	49	25	N/A	46	\$169,121	\$131,254	N/A	\$160,000
Southwest Medford	34	91.9%	2	5.4%	1	2.7%	37	19	N/A	N/A	20	\$234,000	N/A	N/A	\$232,500
East Medford	243	91.4%	19	7.1%	4	1.5%	266	48	47	112	49	\$279,999	\$182,000	\$252,500	\$272,750
Central Point	73	85.9%	10	11.8%	2	2.4%	85	27	37	N/A	30	\$219,000	\$162,750	N/A	\$210,610
White City	25	78.1%	5	15.6%	2	6.3%	32	11	15	N/A	16	\$174,750	\$182,300	N/A	\$175,500
Eagle Point	43	86.0%	5	10.0%	2	4.0%	50	61	50	N/A	71	\$264,000	\$121,500	N/A	\$256,250
Shady Cove / Trail	13	100.0%	0	0.0%	0	0.0%	13	27	N/A	N/A	27	\$246,350	N/A	N/A	\$246,350
Gold Hill & Rogue River	18	81.8%	4	18.2%	0	0.0%	22	39	37	N/A	38	\$187,500	\$142,600	N/A	\$177,000
URBAN TOTALS	638	90.0%	59	8.3%	12	1.7%	709	41	41	117	42	\$255,000	\$165,000	\$180,500	\$248,000

ALL HOMES ON MARKET (including rural) - 08/31/16							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	206	100.0%	0	0.0%	0	0.0%	206
Talent	27	90.0%	2	6.7%	1	3.3%	30
Phoenix	19	95.0%	1	5.0%	0	0.0%	20
Jacksonville	47	100.0%	0	0.0%	0	0.0%	47
Northwest Medford	15	100.0%	0	0.0%	0	0.0%	15
West Medford	51	91.1%	5	8.9%	0	0.0%	56
Southwest Medford	49	94.2%	2	3.8%	1	1.9%	52
East Medford	204	94.4%	9	4.2%	3	1.4%	216
Central Point	82	93.2%	5	5.7%	1	1.1%	88
White City	22	91.7%	1	4.2%	1	4.2%	24
Eagle Point	72	93.5%	3	3.9%	2	2.6%	77
Shady Cove / Trail	55	93.2%	3	5.1%	1	1.7%	59
Gold Hill & Rogue River	86	92.5%	7	7.5%	0	0.0%	93
Other Areas	69	95.8%	3	4.2%	0	0.0%	72
COUNTY TOTALS	1004	95.2%	41	3.9%	10	0.9%	1055

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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