



JACKSON CO EXISTING HOME SALES - March 1, 2015 through May 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2014 vs May 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	76	98	55	72	\$300,000	\$358,500	\$358,000	19.3%	-0.1%	\$339,000	\$358,000
Talent	25	19	47	38	\$159,000	\$190,000	\$212,000	33.3%	11.6%	\$190,000	\$212,000
Phoenix	7	14	34	66	\$155,000	\$235,000	\$243,750	57.3%	3.7%	N/A	\$164,000
Jacksonville	11	10	78	54	\$202,500	\$348,000	\$275,000	35.8%	-21.0%	\$449,000	\$262,500
Northwest Medford	9	17	32	24	\$165,000	\$142,000	\$160,500	-2.7%	13.0%	N/A	\$190,500
West Medford	56	45	50	45	\$97,000	\$123,000	\$139,000	43.3%	13.0%	\$146,900	\$138,750
Southwest Medford	34	40	30	50	\$162,050	\$187,750	\$210,625	30.0%	12.2%	\$206,000	\$212,000
East Medford	167	191	48	63	\$180,320	\$225,000	\$251,000	39.2%	11.6%	\$228,500	\$275,000
Central Point	65	91	39	36	\$168,500	\$182,000	\$203,000	20.5%	11.5%	\$182,000	\$229,000
White City	30	25	41	47	\$127,000	\$152,000	\$150,000	18.1%	-1.3%	\$148,000	\$147,750
Eagle Point	43	35	37	58	\$180,000	\$230,000	\$229,900	27.7%	0.0%	\$200,000	\$243,000
Shady Cove / Trail	3	11	21	94	\$111,250	N/A	\$170,000	52.8%	N/A	N/A	\$167,500
Gold Hill & Rogue River	12	11	56	105	\$126,500	\$156,250	\$131,000	3.6%	-16.2%	\$196,500	N/A
URBAN TOTALS	537	608	46	56	\$162,000	\$204,000	\$225,000	38.9%	10.3%	\$215,000	\$236,000

JACKSON CO NEW HOME SALES - March 1, 2015 through May 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2014 vs May 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	3	N/A	262	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	3	2	31	144	N/A	N/A	\$234,000	N/A	N/A	N/A	N/A
Phoenix	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	5	N/A	112	N/A	N/A	\$270,000	N/A	N/A	N/A	N/A
Northwest Medford	14	6	65	28	\$179,500	\$232,500	\$211,500	17.8%	-9.0%	\$214,495	N/A
West Medford	7	3	252	61	\$154,625	\$161,405	N/A	N/A	N/A	N/A	N/A
Southwest Medford	6	3	62	114	\$189,000	\$216,200	N/A	N/A	N/A	N/A	N/A
East Medford	24	25	110	113	\$273,000	\$331,450	\$361,500	32.4%	9.1%	\$332,000	\$342,250
Central Point	9	7	89	180	N/A	\$249,000	\$264,900	N/A	6.4%	N/A	N/A
White City	6	7	26	54	\$165,000	\$181,583	\$187,100	13.4%	3.0%	N/A	\$190,825
Eagle Point	0	5	N/A	76	\$214,950	N/A	\$241,000	12.1%	N/A	N/A	N/A
Shady Cove / Trail	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	4	3	11	0	N/A	\$177,400	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	77	71	94	105	\$199,523	\$233,000	\$270,000	35.3%	15.9%	\$228,750	\$289,900

JACKSON CO RURAL HOME SALES - March 1, 2015 through May 31, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2014 vs May 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	67	82	74	72	\$240,000	\$225,000	\$244,950	2.1%	8.9%	\$227,250	\$291,500
5 - 10 Acres	34	57	91	81	\$275,000	\$281,950	\$310,000	12.7%	9.9%	\$285,000	\$370,000
Over 10 Acres	24	30	140	157	\$360,000	\$387,500	\$409,500	13.8%	5.7%	\$350,000	\$415,000
RURAL TOTALS	125	169	91	90	\$260,005	\$260,000	\$305,000	17.3%	17.3%	\$280,000	\$345,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 05/31/14	Active 05/31/15	% Change
Ashland	240	213	-11.3%
Talent	32	27	-15.6%
Phoenix	25	16	-36.0%
Jacksonville	67	58	-13.4%
Northwest Medford	16	17	6.3%
West Medford	48	64	33.3%
Southwest Medford	57	47	-17.5%
East Medford	239	236	-1.3%
Central Point	124	111	-10.5%
White City	31	32	3.2%
Eagle Point	115	109	-5.2%
Shady Cove / Trail	63	59	-6.3%
Gold Hill & Rogue River	121	109	-9.9%
Other Areas	72	64	-11.1%
COUNTY TOTALS	1250	1162	-7.0%

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 - March 1, 2015 through May 31, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2014 vs May 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
Ashland	5	6	93	59	\$210,000	\$145,000	-31.0%	N/A	\$145,000
Talent	6	2	69	N/A	\$188,250	N/A	N/A	\$187,500	N/A
Phoenix	1	3	N/A	16	N/A	N/A	N/A	N/A	N/A
Jacksonville	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	4	1	49	N/A	\$139,000	N/A	N/A	N/A	N/A
West Medford	16	9	30	37	\$86,500	\$93,000	7.5%	\$103,489	\$83,500
Southwest Medford	3	6	53	25	N/A	\$176,300	N/A	N/A	N/A
East Medford	19	16	54	54	\$185,000	\$173,750	-6.1%	\$149,500	N/A
Central Point	11	11	34	72	\$129,000	\$140,000	8.5%	\$123,950	N/A
White City	6	5	62	70	\$139,000	\$150,000	7.9%	N/A	N/A
Eagle Point	6	6	37	45	\$158,000	\$154,000	-2.5%	N/A	N/A
Shady Cove / Trail	0	3	N/A	43	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	3	N/A	102	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	78	74	48	54	\$150,250	\$156,500	4.2%	\$138,000	\$147,750

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2015 through May 31, 2015															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Mar 1 - May 31							Mar 1 - May 31				Mar 1 - May 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	92	93.9%	6	6.1%	0	0.0%	98	73	59	N/A	72	\$370,750	\$145,000	N/A	\$358,000
Talent	17	89.5%	0	0.0%	2	10.5%	19	33	N/A	N/A	38	\$225,000	N/A	N/A	\$212,000
Phoenix	11	78.6%	3	21.4%	0	0.0%	14	79	N/A	N/A	66	\$250,000	N/A	N/A	\$243,750
Jacksonville	8	80.0%	1	10.0%	2	20.0%	10	41	N/A	N/A	54	\$292,500	N/A	N/A	\$275,000
Northwest Medford	16	94.1%	1	5.9%	0	0.0%	17	24	N/A	N/A	24	\$158,750	N/A	N/A	\$160,500
West Medford	36	80.0%	9	20.0%	0	0.0%	45	47	37	N/A	45	\$140,750	\$93,000	N/A	\$139,000
Southwest Medford	34	85.0%	5	12.5%	1	2.5%	40	54	28	N/A	50	\$211,625	\$180,100	N/A	\$210,625
East Medford	175	91.6%	11	5.8%	5	2.6%	191	64	65	30	63	\$259,000	\$185,000	\$147,300	\$251,000
Central Point	80	87.9%	7	7.7%	4	4.4%	91	31	27	152	36	\$217,950	\$130,000	\$171,500	\$203,000
White City	20	80.0%	4	16.0%	1	4.0%	25	41	59	N/A	47	\$154,000	\$147,750	N/A	\$150,000
Eagle Point	29	82.9%	3	8.6%	3	8.6%	35	61	N/A	N/A	58	\$243,000	N/A	N/A	\$229,900
Shady Cove / Trail	8	72.7%	2	18.2%	1	9.1%	11	113	N/A	N/A	94	\$177,500	N/A	N/A	\$170,000
Gold Hill & Rogue River	8	72.7%	3	27.3%	0	0.0%	11	107	N/A	N/A	105	\$141,000	N/A	N/A	\$131,000
URBAN TOTALS	534	87.8%	55	9.0%	20	3.3%	608	57	45	76	56	\$236,000	\$152,900	\$168,950	\$225,000

ALL HOMES ON MARKET (including rural) - 05/31/15							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	207	97.2%	2	0.9%	1	0.5%	213
Talent	25	92.6%	0	0.0%	2	7.4%	27
Phoenix	15	93.8%	0	0.0%	1	6.3%	16
Jacksonville	58	100.0%	0	0.0%	0	0.0%	58
Northwest Medford	17	100.0%	0	0.0%	0	0.0%	17
West Medford	52	81.3%	9	14.1%	3	4.7%	64
Southwest Medford	43	91.5%	0	0.0%	1	2.1%	47
East Medford	224	94.9%	6	2.5%	4	1.7%	236
Central Point	106	95.5%	2	1.8%	3	2.7%	111
White City	25	78.1%	4	12.5%	1	3.1%	32
Eagle Point	106	97.2%	2	1.8%	0	0.0%	109
Shady Cove / Trail	53	89.8%	4	6.8%	2	3.4%	59
Gold Hill & Rogue River	105	96.3%	3	2.8%	0	0.0%	109
Other Areas	63	98.4%	1	1.6%	0	0.0%	64
COUNTY TOTALS	1099	94.6%	33	2.8%	18	1.5%	1162

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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