



JACKSON CO EXISTING HOME SALES - March 1, 2016 through May 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2015 vs May 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	96	66	73	45	\$284,450	\$358,000	\$382,724	34.5%	6.9%	\$357,000	\$392,500
Talent	19	21	38	20	\$150,750	\$212,000	\$275,000	82.4%	29.7%	\$212,000	\$280,000
Phoenix	14	14	66	34	\$150,500	\$243,750	\$224,950	49.5%	-7.7%	\$164,000	N/A
Jacksonville	9	17	59	69	\$259,300	\$275,000	\$375,000	44.6%	36.4%	\$250,000	\$358,500
Northwest Medford	17	20	24	40	\$101,450	\$160,500	\$198,700	95.9%	23.8%	\$190,500	\$197,500
West Medford	46	55	44	42	\$80,000	\$139,500	\$170,900	113.6%	22.5%	\$139,000	\$179,500
Southwest Medford	41	43	49	36	\$145,000	\$210,000	\$225,000	55.2%	7.1%	\$212,000	\$230,000
East Medford	193	230	62	50	\$160,000	\$250,000	\$250,000	56.3%	0.0%	\$273,500	\$249,950
Central Point	92	99	35	37	\$125,000	\$204,000	\$215,000	72.0%	5.4%	\$229,000	\$229,900
White City	29	36	44	33	\$94,000	\$150,000	\$166,500	77.1%	11.0%	\$147,750	\$167,000
Eagle Point	37	45	62	46	\$131,000	\$231,000	\$230,000	75.6%	-0.4%	\$243,000	\$224,950
Shady Cove / Trail	11	7	94	49	\$127,400	\$170,000	\$179,000	40.5%	5.3%	\$167,500	N/A
Gold Hill & Rogue River	12	16	104	29	\$129,000	\$144,000	\$176,500	36.8%	22.6%	N/A	\$179,500
URBAN TOTALS	617	670	56	43	\$141,300	\$222,000	\$234,500	66.0%	5.6%	\$235,000	\$249,900

JACKSON CO NEW HOME SALES - March 1, 2016 through May 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2015 vs May 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	3	4	262	70	N/A	N/A	\$529,500	N/A	N/A	N/A	N/A
Talent	2	0	144	N/A	N/A	\$234,000	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	5	3	112	0	N/A	\$270,000	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	3	28	221	N/A	\$211,500	N/A	N/A	N/A	N/A	N/A
West Medford	3	4	61	33	N/A	N/A	\$230,000	N/A	N/A	N/A	N/A
Southwest Medford	3	5	114	49	N/A	N/A	\$249,900	N/A	N/A	N/A	N/A
East Medford	26	38	109	77	\$264,000	\$365,200	\$358,897	35.9%	-1.7%	\$361,500	\$389,000
Central Point	7	9	180	79	N/A	\$264,900	\$236,900	N/A	-10.6%	N/A	N/A
White City	7	7	54	19	\$149,900	\$187,100	\$206,000	37.4%	10.1%	\$190,825	N/A
Eagle Point	5	10	76	70	N/A	\$241,000	\$259,950	N/A	7.9%	N/A	N/A
Shady Cove / Trail	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	6	0	74	N/A	N/A	\$202,150	N/A	N/A	N/A	N/A
URBAN TOTALS	72	89	104	70	\$202,450	\$270,154	\$261,000	28.9%	-3.4%	\$289,900	\$323,900

JACKSON CO RURAL HOME SALES - March 1, 2016 through May 31, 2016											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2015 vs May 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	84	85	71	65	\$174,000	\$257,500	\$257,000	47.7%	-0.2%	\$300,000	\$253,750
5 - 10 Acres	59	39	78	106	\$229,000	\$310,000	\$330,000	44.1%	6.5%	\$390,000	\$391,500
Over 10 Acres	32	37	148	102	\$300,000	\$409,500	\$480,000	60.0%	17.2%	\$415,000	\$480,000
RURAL TOTALS	175	161	88	83	\$204,500	\$310,000	\$320,000	56.5%	3.2%	\$345,000	\$335,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 05/31/15	Active 05/31/16	% Change
Ashland	213	171	-19.7%
Talent	27	21	-22.2%
Phoenix	16	12	-25.0%
Jacksonville	58	46	-20.7%
Northwest Medford	17	12	-29.4%
West Medford	64	45	-29.7%
Southwest Medford	47	43	-8.5%
East Medford	236	211	-10.6%
Central Point	111	90	-18.9%
White City	32	30	-6.3%
Eagle Point	109	74	-32.1%
Shady Cove / Trail	59	53	-10.2%
Gold Hill & Rogue River	109	83	-23.9%
Other Areas	64	39	-39.1%
COUNTY TOTALS	1162	930	-20.0%

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, 2016 through May 31, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2015 vs May 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Ashland	6	4	59	62	\$145,000	\$302,000	108.3%	\$145,000	N/A
Talent	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	3	5	16	68	N/A	\$170,000	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	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	9	9	37	44	\$93,000	\$90,000	-3.2%	\$83,500	N/A
Southwest Medford	6	4	25	41	\$176,300	\$154,288	-12.5%	N/A	N/A
East Medford	16	15	54	49	\$173,750	\$195,000	12.2%	N/A	N/A
Central Point	13	7	62	29	\$140,000	\$165,000	17.9%	N/A	N/A
White City	7	6	65	19	\$145,500	\$162,000	11.3%	N/A	N/A
Eagle Point	6	9	45	78	\$154,000	\$220,000	42.9%	N/A	N/A
Shady Cove / Trail	3	1	43	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	3	102	21	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	77	67	54	47	\$156,000	\$164,000	5.1%	\$145,250	\$211,200

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2016 through May 31, 2016																
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	62	93.9%	4	6.1%	0	0.0%	66	44	62	N/A	45	\$385,000	\$302,000	N/A	\$382,724	
Talent	19	90.5%	2	9.5%	0	0.0%	21	17	N/A	N/A	20	\$275,000	N/A	N/A	\$275,000	
Phoenix	9	64.3%	5	35.7%	0	0.0%	14	15	68	N/A	34	\$234,000	\$170,000	N/A	\$224,950	
Jacksonville	17	100.0%	0	0.0%	0	0.0%	17	69	N/A	N/A	69	\$375,000	N/A	N/A	\$375,000	
Northwest Medford	18	90.0%	2	10.0%	0	0.0%	20	42	N/A	N/A	40	\$204,950	N/A	N/A	\$198,700	
West Medford	46	83.6%	9	16.4%	0	0.0%	55	41	44	N/A	42	\$175,700	\$90,000	N/A	\$170,900	
Southwest Medford	39	90.7%	1	2.3%	3	7.0%	43	35	N/A	N/A	36	\$225,000	N/A	N/A	\$225,000	
East Medford	215	93.5%	11	4.8%	4	1.7%	230	50	28	107	50	\$257,000	\$195,000	\$163,500	\$250,000	
Central Point	92	92.9%	6	6.1%	1	1.0%	99	37	28	N/A	37	\$226,500	\$160,000	N/A	\$215,000	
White City	30	83.3%	6	16.7%	0	0.0%	36	35	19	N/A	33	\$167,000	\$162,000	N/A	\$166,500	
Eagle Point	36	80.0%	7	15.6%	2	4.4%	45	38	52	N/A	46	\$245,000	\$220,000	N/A	\$230,000	
Shady Cove / Trail	6	85.7%	1	14.3%	0	0.0%	7	55	N/A	N/A	49	\$189,000	N/A	N/A	\$179,000	
Gold Hill & Rogue River	13	81.3%	3	18.8%	0	0.0%	16	30	N/A	N/A	29	\$178,000	N/A	N/A	\$176,500	
URBAN TOTALS	603	90.0%	57	8.5%	10	1.5%	670	43	39	91	43	\$239,000	\$160,000	\$166,788	\$234,500	

ALL HOMES ON MARKET (including rural) - 05/31/16							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	166	97.1%	4	2.3%	1	0.6%	171
Talent	21	100.0%	0	0.0%	0	0.0%	21
Phoenix	11	91.7%	0	0.0%	1	8.3%	12
Jacksonville	45	97.8%	1	2.2%	0	0.0%	46
Northwest Medford	12	100.0%	0	0.0%	0	0.0%	12
West Medford	44	97.8%	1	2.2%	0	0.0%	45
Southwest Medford	40	93.0%	2	4.7%	1	2.3%	43
East Medford	206	97.6%	5	2.4%	0	0.0%	211
Central Point	84	93.3%	4	4.4%	2	2.2%	90
White City	28	93.3%	1	3.3%	1	3.3%	30
Eagle Point	71	95.9%	3	4.1%	0	0.0%	74
Shady Cove / Trail	48	90.6%	4	7.5%	1	1.9%	53
Gold Hill & Rogue River	77	92.8%	6	7.2%	0	0.0%	83
Other Areas	37	94.9%	2	5.1%	0	0.0%	39
COUNTY TOTALS	890	95.7%	33	3.5%	7	0.8%	930

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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