



JACKSON CO EXISTING HOME SALES - May 1, 2015 through July 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jul 2014 vs Jul 2015	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2014 vs Jul 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	108	136	57	48	\$292,900	\$360,500	\$360,500	23.1%	0.0%	\$372,000	\$345,000
Talent	30	28	36	25	\$159,500	\$203,750	\$241,500	51.4%	18.5%	\$215,000	\$257,450
Phoenix	12	14	44	33	\$194,950	\$194,500	\$191,000	-2.0%	-1.8%	\$222,450	\$211,750
Jacksonville	20	10	77	51	\$267,500	\$353,150	\$304,000	13.6%	-13.9%	\$247,500	N/A
Northwest Medford	4	23	47	21	\$145,000	\$120,500	\$182,000	25.5%	51.0%	N/A	\$191,000
West Medford	49	59	32	45	\$107,000	\$137,000	\$145,000	35.5%	5.8%	\$140,000	\$154,235
Southwest Medford	33	46	21	42	\$172,000	\$207,000	\$211,000	22.7%	1.9%	\$211,000	\$217,750
East Medford	191	247	45	47	\$185,000	\$224,900	\$260,000	40.5%	15.6%	\$226,450	\$262,000
Central Point	85	105	39	38	\$152,000	\$175,000	\$219,900	44.7%	25.7%	\$164,900	\$226,000
White City	17	34	47	31	\$103,000	\$144,900	\$159,450	54.8%	10.0%	N/A	\$159,950
Eagle Point	40	67	34	50	\$167,000	\$221,500	\$239,500	43.4%	8.1%	\$274,750	\$239,500
Shady Cove / Trail	7	18	134	51	\$123,750	\$154,900	\$212,000	71.3%	36.9%	\$147,000	\$286,000
Gold Hill & Rogue River	18	23	61	89	\$126,500	\$160,750	\$175,750	38.9%	9.3%	\$152,000	\$157,425
URBAN TOTALS	613	812	45	45	\$165,000	\$215,000	\$237,500	43.9%	10.5%	\$220,950	\$239,000

JACKSON CO NEW HOME SALES - May 1, 2015 through July 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jul 2014 vs Jul 2015	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2014 vs Jul 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	7	6	46	98	N/A	\$485,000	\$347,500	N/A	-28.4%	\$461,500	N/A
Talent	3	2	18	132	N/A	N/A	\$234,000	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	1	5	N/A	222	N/A	N/A	\$349,000	N/A	N/A	N/A	N/A
Northwest Medford	7	3	98	72	N/A	\$203,990	N/A	N/A	N/A	N/A	N/A
West Medford	7	0	244	N/A	N/A	\$156,655	N/A	N/A	N/A	N/A	N/A
Southwest Medford	6	2	50	N/A	\$199,400	\$225,805	N/A	N/A	N/A	N/A	N/A
East Medford	20	27	75	127	\$249,900	\$364,185	\$329,950	32.0%	-9.4%	\$400,000	\$379,500
Central Point	9	8	68	42	N/A	\$235,000	\$262,400	N/A	11.7%	\$232,450	N/A
White City	7	6	75	76	\$169,000	\$182,800	\$189,900	12.4%	3.9%	N/A	N/A
Eagle Point	0	3	N/A	84	\$219,046	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	6	11	62	N/A	N/A	\$187,200	N/A	N/A	N/A	N/A
URBAN TOTALS	71	69	86	105	\$207,950	\$233,000	\$304,900	46.6%	30.9%	\$247,850	\$329,475

JACKSON CO RURAL HOME SALES - May 1, 2015 through July 31, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jul 2014 vs Jul 2015	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2014 vs Jul 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	66	103	95	89	\$240,700	\$270,800	\$330,000	37.1%	21.9%	\$325,000	\$344,750
5 - 10 Acres	44	59	79	81	\$250,000	\$324,500	\$330,005	32.0%	1.7%	\$382,000	\$303,503
Over 10 Acres	40	39	151	149	\$364,500	\$343,500	\$410,000	12.5%	19.4%	\$359,000	\$506,000
RURAL TOTALS	150	201	105	98	\$255,000	\$303,250	\$345,000	35.3%	13.8%	\$352,250	\$350,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 07/31/14	Active 07/31/15	% Change
Ashland	233	202	-13.3%
Talent	29	23	-20.7%
Phoenix	28	16	-42.9%
Jacksonville	67	57	-14.9%
Northwest Medford	19	21	10.5%
West Medford	50	55	10.0%
Southwest Medford	58	39	-32.8%
East Medford	276	268	-2.9%
Central Point	135	91	-32.6%
White City	33	31	-6.1%
Eagle Point	113	107	-5.3%
Shady Cove / Trail	66	51	-22.7%
Gold Hill & Rogue River	113	92	-18.6%
Other Areas	79	73	-7.6%
COUNTY TOTALS	1299	1126	-13.3%

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 - May 1, 2015 through July 31, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2014 vs Jul 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
Ashland	3	11	129	43	N/A	\$272,550	N/A	N/A	N/A
Talent	6	3	50	24	\$181,007	N/A	N/A	N/A	N/A
Phoenix	5	1	51	N/A	\$138,900	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	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	7	11	30	47	\$133,000	\$82,000	-38.3%	N/A	N/A
Southwest Medford	2	3	N/A	68	N/A	N/A	N/A	N/A	N/A
East Medford	18	15	63	34	\$174,000	\$170,000	-2.3%	\$189,000	N/A
Central Point	15	10	46	30	\$155,000	\$165,000	6.5%	\$159,900	N/A
White City	1	8	N/A	34	N/A	\$140,750	N/A	N/A	\$116,575
Eagle Point	3	6	18	135	N/A	\$181,500	N/A	N/A	N/A
Shady Cove / Trail	2	3	N/A	39	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	4	95	85	N/A	\$118,500	N/A	N/A	N/A
URBAN TOTALS	68	79	59	47	\$154,500	\$159,000	2.9%	\$164,950	\$146,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - May 1, 2015 through July 31, 2015															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	May 1 - Jul 31							May 1 - Jul 31				May 1 - Jul 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	125	91.9%	11	8.1%	0	0.0%	136	48	43	N/A	48	\$367,000	\$272,550	N/A	\$360,500
Talent	25	89.3%	0	0.0%	3	10.7%	28	25	N/A	N/A	25	\$243,000	N/A	N/A	\$241,500
Phoenix	13	92.9%	1	7.1%	0	0.0%	14	35	N/A	N/A	33	\$195,000	N/A	N/A	\$191,000
Jacksonville	10	100.0%	0	0.0%	0	0.0%	10	51	N/A	N/A	51	\$304,000	N/A	N/A	\$304,000
Northwest Medford	21	91.3%	1	4.3%	1	4.3%	23	22	N/A	N/A	21	\$200,000	N/A	N/A	\$182,000
West Medford	48	81.4%	10	16.9%	1	1.7%	59	45	48	N/A	45	\$153,235	\$83,500	N/A	\$145,000
Southwest Medford	43	93.5%	2	4.3%	1	2.2%	46	40	N/A	N/A	42	\$212,000	N/A	N/A	\$211,000
East Medford	232	93.9%	13	5.3%	2	0.8%	247	48	25	N/A	47	\$265,000	\$169,000	N/A	\$260,000
Central Point	95	90.5%	10	9.5%	0	0.0%	105	38	30	N/A	38	\$229,900	\$165,000	N/A	\$219,900
White City	26	76.5%	7	20.6%	1	2.9%	34	31	38	N/A	31	\$162,950	\$136,000	N/A	\$159,450
Eagle Point	61	91.0%	3	4.5%	3	4.5%	67	41	N/A	N/A	50	\$245,000	N/A	N/A	\$239,500
Shady Cove / Trail	15	83.3%	2	11.1%	1	5.6%	18	54	N/A	N/A	51	\$215,000	N/A	N/A	\$212,000
Gold Hill & Rogue River	19	82.6%	3	13.0%	1	4.3%	23	90	N/A	N/A	89	\$199,000	N/A	N/A	\$175,750
URBAN TOTALS	733	90.3%	64	7.9%	15	1.8%	812	44	36	90	45	\$244,000	\$155,000	\$172,226	\$237,500

ALL HOMES ON MARKET (including rural) - 07/31/15							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	199	98.5%	1	0.5%	1	0.5%	202
Talent	21	91.3%	0	0.0%	2	8.7%	23
Phoenix	15	93.8%	1	6.3%	0	0.0%	16
Jacksonville	57	100.0%	0	0.0%	0	0.0%	57
Northwest Medford	19	90.5%	2	9.5%	0	0.0%	21
West Medford	49	89.1%	2	3.6%	3	5.5%	55
Southwest Medford	37	94.9%	0	0.0%	1	2.6%	39
East Medford	253	94.4%	8	3.0%	5	1.9%	268
Central Point	83	91.2%	3	3.3%	5	5.5%	91
White City	25	80.6%	3	9.7%	2	6.5%	31
Eagle Point	97	90.7%	4	3.7%	5	4.7%	107
Shady Cove / Trail	47	92.2%	3	5.9%	1	2.0%	51
Gold Hill & Rogue River	89	96.7%	2	2.2%	0	0.0%	92
Other Areas	71	97.3%	1	1.4%	1	1.4%	73
COUNTY TOTALS	1062	94.3%	30	2.7%	26	2.3%	1126

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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