



JACKSON CO EXISTING HOME SALES - May 1, 2016 through July 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jul 2015 vs Jul 2016	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31						
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	140	80	48	39	\$274,500	\$359,500	\$392,500	43.0%	9.2%	\$345,000	\$335,000
Talent	28	18	25	19	\$193,700	\$241,500	\$275,500	42.2%	14.1%	\$257,450	N/A
Phoenix	14	5	33	20	\$147,450	\$191,000	\$255,000	72.9%	33.5%	\$211,750	N/A
Jacksonville	9	18	55	68	\$260,000	\$298,000	\$359,000	38.1%	20.5%	N/A	\$361,589
Northwest Medford	27	21	26	49	\$100,900	\$182,000	\$197,500	95.7%	8.5%	\$191,000	\$231,500
West Medford	61	49	46	42	\$85,000	\$145,000	\$176,000	107.1%	21.4%	\$154,235	\$157,500
Southwest Medford	45	36	41	24	\$155,000	\$209,000	\$232,750	50.2%	11.4%	\$209,000	\$239,950
East Medford	250	238	48	48	\$170,000	\$260,000	\$261,500	53.8%	0.6%	\$262,000	\$266,000
Central Point	106	90	37	33	\$136,500	\$219,200	\$208,000	52.4%	-5.1%	\$210,000	\$200,000
White City	34	27	31	9	\$85,524	\$159,450	\$170,000	98.8%	6.6%	\$159,950	\$175,000
Eagle Point	68	51	49	72	\$130,000	\$241,250	\$255,000	96.2%	5.7%	\$239,500	\$219,900
Shady Cove / Trail	18	12	51	31	N/A	\$212,000	\$264,750	N/A	24.9%	\$286,000	N/A
Gold Hill & Rogue River	23	19	89	39	\$123,350	\$175,750	\$186,000	50.8%	5.8%	\$157,425	\$161,000
URBAN TOTALS	825	664	45	42	\$150,000	\$236,000	\$246,675	64.5%	4.5%	\$236,500	\$240,000

JACKSON CO NEW HOME SALES - May 1, 2016 through July 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Jul 2015 vs Jul 2016	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31						
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	6	11	98	268	N/A	\$347,500	\$489,500	N/A	40.9%	N/A	\$385,500
Talent	2	1	132	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	222	3	N/A	\$349,000	N/A	N/A	N/A	N/A	N/A
Northwest Medford	4	1	54	N/A	N/A	\$219,112	N/A	N/A	N/A	N/A	N/A
West Medford	0	6	N/A	37	\$150,000	N/A	\$230,000	53.3%	N/A	N/A	N/A
Southwest Medford	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	28	42	123	56	\$278,900	\$331,392	\$362,550	30.0%	9.4%	\$379,500	\$398,000
Central Point	8	6	42	109	N/A	\$262,400	\$274,565	N/A	4.6%	N/A	N/A
White City	6	4	76	6	\$150,950	\$189,900	\$203,876	35.1%	7.4%	N/A	N/A
Eagle Point	3	6	84	38	N/A	N/A	\$298,175	N/A	N/A	N/A	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	6	3	62	123	N/A	\$187,200	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	71	85	102	87	\$201,500	\$304,900	\$339,000	68.2%	11.2%	\$329,475	\$361,250

JACKSON CO RURAL HOME SALES - May 1, 2016 through July 31, 2016											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jul 2015 vs Jul 2016	
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 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	104	78	89	53	\$167,000	\$330,000	\$284,500	70.4%	-13.8%	\$335,000	\$325,000
5 - 10 Acres	59	34	81	91	\$232,000	\$330,005	\$391,500	68.8%	18.6%	\$303,503	\$405,000
Over 10 Acres	40	30	146	98	\$346,250	\$412,500	\$440,000	27.1%	6.7%	\$506,000	\$370,000
RURAL TOTALS	203	142	98	72	\$219,000	\$345,000	\$335,000	53.0%	-2.9%	\$350,000	\$370,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 07/31/15	Active 07/31/16	% Change
Ashland	202	209	3.5%
Talent	23	27	17.4%
Phoenix	16	14	-12.5%
Jacksonville	57	50	-12.3%
Northwest Medford	21	15	-28.6%
West Medford	55	53	-3.6%
Southwest Medford	39	50	28.2%
East Medford	268	229	-14.6%
Central Point	91	89	-2.2%
White City	31	26	-16.1%
Eagle Point	107	72	-32.7%
Shady Cove / Trail	51	56	9.8%
Gold Hill & Rogue River	92	90	-2.2%
Other Areas	73	68	-6.8%
COUNTY TOTALS	1126	1048	-6.9%

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, 2016 through July 31, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2015 vs Jul 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Ashland	11	3	43	17	\$272,550	N/A	N/A	N/A	N/A
Talent	3	1	24	N/A	N/A	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
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	3	N/A	48	N/A	N/A	N/A	N/A	N/A
West Medford	12	4	56	40	\$83,500	\$131,604	57.6%	N/A	N/A
Southwest Medford	3	5	68	34	N/A	\$168,575	N/A	N/A	N/A
East Medford	16	17	46	53	\$172,500	\$189,900	10.1%	\$172,500	\$166,550
Central Point	11	14	28	36	\$160,000	\$180,000	12.5%	N/A	N/A
White City	8	3	34	20	\$140,750	N/A	N/A	\$116,575	N/A
Eagle Point	6	9	135	122	\$181,500	\$230,000	26.7%	N/A	N/A
Shady Cove / Trail	3	0	39	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	4	1	85	N/A	\$118,500	N/A	N/A	N/A	N/A
URBAN TOTALS	82	60	50	53	\$158,000	\$182,000	15.2%	\$146,000	\$165,050

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - May 1, 2016 through July 31, 2016															
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	77	96.3%	3	3.8%	0	0.0%	80	40	N/A	N/A	39	\$406,000	N/A	N/A	\$392,500
Talent	17	94.4%	1	5.6%	0	0.0%	18	18	N/A	N/A	19	\$272,500	N/A	N/A	\$275,500
Phoenix	5	100.0%	0	0.0%	0	0.0%	5	20	N/A	N/A	20	\$255,000	N/A	N/A	\$255,000
Jacksonville	18	100.0%	0	0.0%	0	0.0%	18	68	N/A	N/A	68	\$359,000	N/A	N/A	\$359,000
Northwest Medford	18	85.7%	2	9.5%	1	4.8%	21	49	N/A	N/A	49	\$201,450	N/A	N/A	\$197,500
West Medford	45	91.8%	4	8.2%	0	0.0%	49	43	40	N/A	42	\$180,000	\$131,604	N/A	\$176,000
Southwest Medford	31	86.1%	2	5.6%	3	8.3%	36	22	N/A	N/A	24	\$235,000	N/A	N/A	\$232,750
East Medford	221	92.9%	14	5.9%	3	1.3%	238	47	53	N/A	48	\$265,850	\$185,950	N/A	\$261,500
Central Point	76	84.4%	12	13.3%	2	2.2%	90	32	30	N/A	33	\$214,900	\$169,950	N/A	\$208,000
White City	24	88.9%	2	7.4%	1	3.7%	27	7	N/A	N/A	9	\$170,000	N/A	N/A	\$170,000
Eagle Point	42	82.4%	6	11.8%	3	5.9%	51	61	30	N/A	72	\$256,250	\$224,950	N/A	\$255,000
Shady Cove / Trail	12	100.0%	0	0.0%	0	0.0%	12	31	N/A	N/A	31	\$264,750	N/A	N/A	\$264,750
Gold Hill & Rogue River	18	94.7%	1	5.3%	0	0.0%	19	39	N/A	N/A	39	\$187,500	N/A	N/A	\$186,000
URBAN TOTALS	604	91.0%	47	7.1%	13	2.0%	664	41	38	106	42	\$251,100	\$182,000	\$196,005	\$246,675

ALL HOMES ON MARKET (including rural) - 07/31/16							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	207	99.0%	1	0.5%	1	0.5%	209
Talent	26	96.3%	0	0.0%	1	3.7%	27
Phoenix	13	92.9%	1	7.1%	0	0.0%	14
Jacksonville	50	100.0%	0	0.0%	0	0.0%	50
Northwest Medford	14	93.3%	0	0.0%	1	6.7%	15
West Medford	48	90.6%	5	9.4%	0	0.0%	53
Southwest Medford	47	94.0%	2	4.0%	1	2.0%	50
East Medford	222	96.9%	5	2.2%	2	0.9%	229
Central Point	84	94.4%	3	3.4%	2	2.2%	89
White City	23	88.5%	2	7.7%	1	3.8%	26
Eagle Point	67	93.1%	3	4.2%	2	2.8%	72
Shady Cove / Trail	51	91.1%	4	7.1%	1	1.8%	56
Gold Hill & Rogue River	85	94.4%	5	5.6%	0	0.0%	90
Other Areas	65	95.6%	3	4.4%	0	0.0%	68
COUNTY TOTALS	1002	95.6%	34	3.2%	12	1.1%	1048

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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