



JACKSON CO EXISTING HOME SALES - November 1, 2015 through January 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2015 vs Jan 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	65	72	102	70	\$285,000	\$336,500	\$368,057	29.1%	9.4%	\$305,000	\$355,000
Talent	21	15	45	47	\$158,000	\$215,000	\$246,000	55.7%	14.4%	\$209,500	N/A
Phoenix	8	12	76	43	\$149,500	\$222,500	\$226,500	51.5%	1.8%	\$215,000	N/A
Jacksonville	4	7	121	87	\$265,000	\$437,500	\$445,000	67.9%	1.7%	N/A	\$426,500
Northwest Medford	12	24	76	39	\$84,363	\$152,450	\$188,750	123.7%	23.8%	N/A	\$168,750
West Medford	35	63	60	31	\$76,900	\$130,000	\$155,000	101.6%	19.2%	\$113,000	\$129,000
Southwest Medford	36	33	39	19	\$152,389	\$192,000	\$223,000	46.3%	16.1%	\$204,450	\$200,000
East Medford	161	156	74	53	\$159,500	\$220,000	\$252,100	58.1%	14.6%	\$239,000	\$270,290
Central Point	71	55	68	36	\$135,950	\$180,000	\$220,000	61.8%	22.2%	\$164,500	\$210,000
White City	21	29	77	23	\$116,250	\$150,000	\$163,400	40.6%	8.9%	\$148,250	\$171,000
Eagle Point	33	43	61	60	\$183,900	\$240,000	\$232,000	26.2%	-3.3%	\$245,250	\$224,000
Shady Cove / Trail	11	8	127	62	\$127,000	\$177,445	\$182,500	43.7%	2.8%	N/A	N/A
Gold Hill & Rogue River	8	16	81	80	\$114,500	\$142,600	\$158,000	38.0%	10.8%	N/A	N/A
URBAN TOTALS	486	533	73	48	\$145,000	\$208,500	\$228,000	57.2%	9.4%	\$219,500	\$231,000

JACKSON CO NEW HOME SALES - November 1, 2015 through January 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2015 vs Jan 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	4	N/A	144	N/A	N/A	\$382,500	N/A	N/A	N/A	N/A
Talent	1	1	N/A	N/A	N/A	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	N/A	N/A
Jacksonville	5	1	160	N/A	N/A	\$291,500	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	1	51	N/A	N/A	\$229,142	N/A	N/A	N/A	N/A	N/A
West Medford	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	3	5	149	48	N/A	N/A	\$232,000	N/A	N/A	N/A	N/A
East Medford	25	18	58	64	N/A	\$329,900	\$331,930	N/A	0.6%	\$343,950	\$331,750
Central Point	10	8	54	20	N/A	\$232,500	\$282,400	N/A	21.5%	\$230,250	N/A
White City	9	7	63	10	\$144,000	\$189,900	\$196,500	36.5%	3.5%	N/A	N/A
Eagle Point	4	11	125	91	N/A	\$234,950	\$287,500	N/A	22.4%	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	4	2	18	40	N/A	\$185,575	\$197,500	N/A	6.4%	N/A	N/A
URBAN TOTALS	72	61	81	56	\$181,900	\$246,183	\$284,900	56.6%	15.7%	\$291,500	\$259,900

JACKSON CO RURAL HOME SALES - November 1, 2015 through January 31, 2016											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2015 vs Jan 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	55	62	110	72	\$187,500	\$265,000	\$255,000	36.0%	-3.8%	\$252,250	\$280,000
5 - 10 Acres	37	34	138	85	\$285,000	\$328,000	\$450,350	58.0%	37.3%	\$328,000	\$410,000
Over 10 Acres	35	35	178	144	\$280,000	\$420,000	\$425,000	51.8%	1.2%	\$375,000	\$472,500
RURAL TOTALS	126	131	136	94	\$235,000	\$304,250	\$325,000	38.3%	6.8%	\$279,475	\$352,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 01/31/15	Active 01/31/16	% Change
Ashland	140	121	-13.6%
Talent	25	10	-60.0%
Phoenix	13	11	-15.4%
Jacksonville	39	36	-7.7%
Northwest Medford	16	15	-6.3%
West Medford	56	57	1.8%
Southwest Medford	51	24	-52.9%
East Medford	207	209	1.0%
Central Point	100	86	-14.0%
White City	27	18	-33.3%
Eagle Point	87	72	-17.2%
Shady Cove / Trail	44	31	-29.5%
Gold Hill & Rogue River	96	67	-30.2%
Other Areas	61	49	-19.7%
COUNTY TOTALS	962	806	-16.2%

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 - November 1, 2015 through January 31, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2015 vs Jan 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Ashland	1	3	N/A	37	N/A	N/A	N/A	N/A	N/A
Talent	2	2	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	4	3	48	35	\$146,000	N/A	N/A	N/A	N/A
West Medford	11	17	39	25	\$82,000	\$140,000	70.7%	\$89,500	\$87,500
Southwest Medford	7	4	36	30	\$170,000	\$192,450	13.2%	N/A	N/A
East Medford	23	13	64	57	\$189,500	\$200,000	5.5%	\$169,000	N/A
Central Point	14	7	105	40	\$160,500	\$215,000	34.0%	\$156,000	N/A
White City	1	5	N/A	44	N/A	\$118,000	N/A	N/A	N/A
Eagle Point	4	2	87	N/A	\$199,000	N/A	N/A	N/A	N/A
Shady Cove / Trail	3	3	66	40	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	6	15	60	N/A	\$129,500	N/A	N/A	N/A
URBAN TOTALS	73	67	65	43	\$150,000	\$169,000	12.7%	\$155,450	\$164,500

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2015 through January 31, 2016															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	69	95.8%	3	4.2%	0	0.0%	72	71	N/A	N/A	70	\$371,113	N/A	N/A	\$368,057
Talent	13	86.7%	1	6.7%	1	6.7%	15	48	N/A	N/A	47	\$247,700	N/A	N/A	\$246,000
Phoenix	10	83.3%	1	8.3%	1	8.3%	12	50	N/A	N/A	43	\$232,000	N/A	N/A	\$226,500
Jacksonville	7	100.0%	0	0.0%	0	0.0%	7	87	N/A	N/A	87	\$445,000	N/A	N/A	\$445,000
Northwest Medford	21	87.5%	3	12.5%	0	0.0%	24	40	N/A	N/A	39	\$197,000	N/A	N/A	\$188,750
West Medford	46	73.0%	15	23.8%	2	3.2%	63	34	26	N/A	31	\$155,000	\$140,000	N/A	\$155,000
Southwest Medford	29	87.9%	3	9.1%	1	3.0%	33	18	N/A	N/A	19	\$227,800	N/A	N/A	\$223,000
East Medford	143	91.7%	11	7.1%	2	1.3%	156	52	41	N/A	53	\$264,000	\$213,900	N/A	\$252,100
Central Point	48	87.3%	5	9.1%	2	3.6%	55	35	54	N/A	36	\$220,000	\$223,750	N/A	\$220,000
White City	24	82.8%	2	6.9%	3	10.3%	29	19	N/A	N/A	23	\$167,000	N/A	N/A	\$163,400
Eagle Point	41	95.3%	1	2.3%	1	2.3%	43	56	N/A	N/A	60	\$249,000	N/A	N/A	\$232,000
Shady Cove / Trail	5	62.5%	3	37.5%	0	0.0%	8	74	N/A	N/A	62	\$170,000	N/A	N/A	\$182,500
Gold Hill & Rogue River	10	62.5%	6	37.5%	0	0.0%	16	92	60	N/A	80	\$158,000	\$129,500	N/A	\$158,000
URBAN TOTALS	466	87.4%	54	10.1%	13	2.4%	533	49	38	63	48	\$238,500	\$167,500	\$179,000	\$228,000

ALL HOMES ON MARKET (including rural) - 01/31/16							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	118	97.5%	3	2.5%	0	0.0%	121
Talent	9	90.0%	1	10.0%	0	0.0%	10
Phoenix	10	90.9%	1	9.1%	0	0.0%	11
Jacksonville	35	97.2%	1	2.8%	0	0.0%	36
Northwest Medford	12	80.0%	1	6.7%	2	13.3%	15
West Medford	41	71.9%	15	26.3%	1	1.8%	57
Southwest Medford	24	100.0%	0	0.0%	0	0.0%	24
East Medford	202	96.7%	4	1.9%	3	1.4%	209
Central Point	77	89.5%	6	7.0%	3	3.5%	86
White City	14	77.8%	3	16.7%	1	5.6%	18
Eagle Point	64	88.9%	5	6.9%	3	4.2%	72
Shady Cove / Trail	28	90.3%	3	9.7%	0	0.0%	31
Gold Hill & Rogue River	58	86.6%	8	11.9%	1	1.5%	67
Other Areas	47	95.9%	1	2.0%	1	2.0%	49
COUNTY TOTALS	739	91.7%	52	6.5%	15	1.9%	806

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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