



JACKSON CO EXISTING HOME SALES - October 1, 2015 through December 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2014 vs Dec 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	87	84	84	58	\$285,000	\$396,000	\$381,500	33.9%	-3.7%	\$400,000	\$405,000
Talent	20	20	49	39	\$176,000	\$227,500	\$248,850	41.4%	9.4%	\$240,000	\$220,000
Phoenix	9	12	80	47	\$149,500	\$195,000	\$226,500	51.5%	16.2%	N/A	\$226,500
Jacksonville	7	11	26	59	\$277,500	\$395,000	\$385,000	38.7%	-2.5%	N/A	N/A
Northwest Medford	13	32	47	31	\$83,113	\$155,000	\$180,000	116.6%	16.1%	\$148,450	\$208,000
West Medford	43	68	55	37	\$78,800	\$120,550	\$157,175	99.5%	30.4%	\$118,000	\$157,175
Southwest Medford	42	37	40	20	\$150,389	\$186,250	\$223,000	48.3%	19.7%	\$204,000	\$237,000
East Medford	185	180	60	47	\$165,000	\$219,000	\$248,500	50.6%	13.5%	\$220,000	\$243,000
Central Point	67	70	65	31	\$149,950	\$183,500	\$213,075	42.1%	16.1%	\$180,000	\$217,400
White City	25	25	48	34	\$113,360	\$154,000	\$160,000	41.1%	3.9%	\$152,950	\$170,000
Eagle Point	41	46	67	54	\$177,900	\$223,000	\$236,451	32.9%	6.0%	\$242,450	\$257,500
Shady Cove / Trail	11	13	130	33	\$129,500	\$177,445	\$159,000	22.8%	-10.4%	\$230,973	\$197,000
Gold Hill & Rogue River	9	14	53	84	\$113,000	\$135,200	\$145,000	28.3%	7.2%	N/A	\$155,000
URBAN TOTALS	559	612	63	44	\$158,000	\$207,000	\$225,000	42.4%	8.7%	\$205,500	\$220,000

JACKSON CO NEW HOME SALES - October 1, 2015 through December 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2014 vs Dec 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	3	6	233	120	N/A	N/A	\$383,904	N/A	N/A	N/A	\$382,500
Talent	2	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	4	1	200	N/A	N/A	\$310,631	N/A	N/A	N/A	N/A	N/A
Northwest Medford	5	1	61	N/A	N/A	\$208,786	N/A	N/A	N/A	\$229,142	N/A
West Medford	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	5	115	40	N/A	\$233,500	\$232,000	N/A	-0.6%	N/A	N/A
East Medford	21	18	47	64	N/A	\$329,900	\$390,750	N/A	18.4%	\$331,593	\$326,900
Central Point	7	9	61	13	N/A	\$234,900	\$269,900	N/A	14.9%	N/A	N/A
White City	11	8	58	42	\$139,900	\$186,900	\$196,700	40.6%	5.2%	N/A	\$197,750
Eagle Point	5	9	113	86	\$230,700	\$230,000	\$287,500	24.6%	25.0%	N/A	\$305,000
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	4	2	24	N/A	\$181,200	\$197,500	N/A	9.0%	N/A	N/A
URBAN TOTALS	69	64	76	57	\$205,000	\$242,000	\$278,700	36.0%	15.2%	\$249,497	\$317,943

JACKSON CO RURAL HOME SALES - October 1, 2015 through December 31, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2014 vs Dec 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	63	74	103	68	\$200,000	\$275,000	\$254,500	27.3%	-7.5%	\$280,000	\$249,000
5 - 10 Acres	38	28	140	109	\$297,500	\$328,500	\$496,250	66.8%	51.1%	\$358,700	\$554,600
Over 10 Acres	37	37	146	126	\$295,000	\$470,000	\$370,000	25.4%	-21.3%	\$470,000	\$420,000
RURAL TOTALS	137	139	124	92	\$249,000	\$315,000	\$315,000	26.5%	0.0%	\$327,500	\$327,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 12/31/14	Active 12/31/15	% Change
Ashland	168	138	-17.9%
Talent	26	14	-46.2%
Phoenix	15	13	-13.3%
Jacksonville	49	41	-16.3%
Northwest Medford	15	17	13.3%
West Medford	57	55	-3.5%
Southwest Medford	60	32	-46.7%
East Medford	234	212	-9.4%
Central Point	104	79	-24.0%
White City	23	17	-26.1%
Eagle Point	91	83	-8.8%
Shady Cove / Trail	47	37	-21.3%
Gold Hill & Rogue River	97	73	-24.7%
Other Areas	59	52	-11.9%
COUNTY TOTALS	1045	863	-17.4%

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 - October 1, 2015 through December 31, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31			Dec 2014 vs Dec 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
Ashland	2	3	N/A	37	N/A	N/A	N/A	N/A	N/A
Talent	4	2	58	N/A	\$174,500	N/A	N/A	N/A	N/A
Phoenix	0	1	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	4	48	37	\$146,000	\$150,900	3.4%	N/A	N/A
West Medford	13	14	46	23	\$90,500	\$164,750	82.0%	\$80,900	\$162,500
Southwest Medford	12	3	40	26	\$144,000	N/A	N/A	\$154,500	N/A
East Medford	24	23	59	29	\$164,000	\$179,900	9.7%	\$163,500	\$91,750
Central Point	12	8	117	18	\$160,000	\$213,075	33.2%	\$160,000	N/A
White City	2	3	N/A	49	N/A	N/A	N/A	N/A	N/A
Eagle Point	7	4	82	48	\$178,000	\$136,800	-23.1%	N/A	N/A
Shady Cove / Trail	1	4	N/A	30	N/A	\$152,500	N/A	N/A	N/A
Gold Hill & Rogue River	3	4	15	73	N/A	\$93,000	N/A	N/A	N/A
URBAN TOTALS	84	73	62	32	\$148,000	\$175,000	18.2%	\$140,440	\$162,500

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - October 1, 2015 through December 31, 2015															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Oct 1 - Dec 31							Oct 1 - Dec 31				Oct 1 - Dec 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	81	96.4%	3	3.6%	0	0.0%	84	59	N/A	N/A	58	\$383,000	N/A	N/A	\$381,500
Talent	18	90.0%	2	10.0%	0	0.0%	20	40	N/A	N/A	39	\$254,950	N/A	N/A	\$248,850
Phoenix	11	91.7%	1	8.3%	0	0.0%	12	50	N/A	N/A	47	\$227,000	N/A	N/A	\$226,500
Jacksonville	11	100.0%	0	0.0%	0	0.0%	11	59	N/A	N/A	59	\$385,000	N/A	N/A	\$385,000
Northwest Medford	28	87.5%	3	9.4%	1	3.1%	32	30	N/A	N/A	31	\$182,500	N/A	N/A	\$180,000
West Medford	54	79.4%	11	16.2%	3	4.4%	68	41	27	N/A	37	\$155,000	\$167,000	N/A	\$157,175
Southwest Medford	34	91.9%	3	8.1%	0	0.0%	37	19	N/A	N/A	20	\$227,650	N/A	N/A	\$223,000
East Medford	157	87.2%	21	11.7%	2	1.1%	180	50	31	N/A	47	\$255,900	\$179,900	N/A	\$248,500
Central Point	62	88.6%	5	7.1%	3	4.3%	70	32	25	N/A	31	\$212,750	\$215,000	N/A	\$213,075
White City	22	88.0%	1	4.0%	2	8.0%	25	31	N/A	N/A	34	\$162,500	N/A	N/A	\$160,000
Eagle Point	42	91.3%	3	6.5%	1	2.2%	46	54	N/A	N/A	54	\$243,500	N/A	N/A	\$236,451
Shady Cove / Trail	9	69.2%	3	23.1%	1	7.7%	13	34	N/A	N/A	33	\$159,000	N/A	N/A	\$159,000
Gold Hill & Rogue River	10	71.4%	4	28.6%	0	0.0%	14	88	73	N/A	84	\$155,500	\$93,000	N/A	\$145,000
URBAN TOTALS	539	88.1%	60	9.8%	13	2.1%	612	45	33	26	44	\$235,000	\$175,000	\$179,000	\$225,000

ALL HOMES ON MARKET (including rural) - 12/31/15							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	118	96.7%	3	2.5%	1	0.8%	122
Talent	11	91.7%	1	8.3%	0	0.0%	12
Phoenix	9	69.2%	4	30.8%	0	0.0%	13
Jacksonville	40	100.0%	0	0.0%	0	0.0%	40
Northwest Medford	13	81.3%	2	12.5%	1	6.3%	16
West Medford	44	84.6%	8	15.4%	0	0.0%	52
Southwest Medford	29	93.5%	1	3.2%	1	3.2%	31
East Medford	193	96.0%	4	2.0%	4	2.0%	201
Central Point	72	91.1%	5	6.3%	2	2.5%	79
White City	13	81.3%	2	12.5%	1	6.3%	16
Eagle Point	70	86.4%	8	9.9%	3	3.7%	81
Shady Cove / Trail	34	91.9%	2	5.4%	1	2.7%	37
Gold Hill & Rogue River	65	94.2%	3	4.3%	1	1.4%	69
Other Areas	48	98.0%	1	2.0%	0	0.0%	49
COUNTY TOTALS	759	92.8%	44	5.4%	15	1.8%	818

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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