



JACKSON CO EXISTING HOME SALES - September 1, 2014 through November 30, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2013 vs Nov 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	79	94	70	83	\$310,000	\$308,000	\$377,000	21.6%	22.4%	\$326,500	\$389,000
Talent	14	21	24	48	\$180,000	\$189,500	\$215,000	19.4%	13.5%	N/A	\$202,500
Phoenix	14	15	26	70	\$177,500	\$207,500	\$179,900	1.4%	-13.3%	N/A	\$225,000
Jacksonville	13	10	99	29	\$297,000	\$229,500	\$259,250	-12.7%	13.0%	\$296,000	N/A
Northwest Medford	21	8	28	43	\$177,500	\$144,000	\$163,500	-7.9%	13.5%	N/A	N/A
West Medford	36	39	46	42	\$115,000	\$109,000	\$120,550	4.8%	10.6%	\$109,000	\$134,500
Southwest Medford	27	36	36	36	\$185,000	\$185,500	\$185,000	0.0%	-0.3%	\$220,000	\$185,000
East Medford	150	176	53	53	\$191,900	\$225,000	\$216,000	12.6%	-4.0%	\$238,000	\$211,500
Central Point	64	65	36	56	\$163,500	\$175,000	\$189,000	15.6%	8.0%	\$169,000	\$189,000
White City	22	21	33	30	\$132,500	\$121,500	\$153,470	15.8%	26.3%	\$125,000	\$155,000
Eagle Point	33	42	40	61	\$185,250	\$205,000	\$219,250	18.4%	7.0%	\$262,450	\$228,750
Shady Cove / Trail	10	12	89	75	\$162,500	\$212,500	\$164,950	1.5%	-22.4%	\$212,500	\$220,200
Gold Hill & Rogue River	14	7	116	49	\$129,900	\$174,600	\$135,200	4.1%	-22.6%	\$219,250	N/A
URBAN TOTALS	498	546	51	56	\$177,400	\$205,000	\$205,000	15.6%	0.0%	\$205,000	\$207,500

JACKSON CO NEW HOME SALES - September 1, 2014 through November 30, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2013 vs Nov 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	3	135	84	\$260,000	\$519,525	N/A	N/A	N/A	N/A	N/A
Talent	1	3	N/A	136	\$254,854	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	2	4	N/A	167	N/A	N/A	\$250,000	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	N/A	N/A
West Medford	3	2	89	N/A	\$182,000	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	8	2	48	N/A	N/A	\$202,500	N/A	N/A	N/A	N/A	N/A
East Medford	9	18	97	31	\$260,000	\$289,000	\$355,000	36.5%	22.8%	\$217,000	\$327,075
Central Point	7	8	12	22	N/A	\$225,000	\$242,250	N/A	7.7%	N/A	\$234,900
White City	12	10	58	58	\$155,800	\$172,000	\$174,950	12.3%	1.7%	\$168,000	\$180,950
Eagle Point	2	7	N/A	105	\$214,900	N/A	\$230,000	7.0%	N/A	N/A	N/A
Shady Cove / Trail	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	3	N/A	13	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	51	62	70	64	\$187,000	\$209,000	\$245,000	31.0%	17.2%	\$211,000	\$243,500

JACKSON CO RURAL HOME SALES - September 1, 2014 through November 30, 2014											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2013 vs Nov 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	65	65	119	118	\$216,000	\$230,000	\$272,000	25.9%	18.3%	\$247,000	\$289,000
5 - 10 Acres	36	23	89	83	\$289,000	\$316,080	\$260,000	-10.0%	-17.7%	\$294,000	\$260,000
Over 10 Acres	33	29	165	120	\$365,000	\$410,000	\$450,000	23.3%	9.8%	\$425,000	\$486,250
RURAL TOTALS	133	117	123	111	\$261,200	\$290,000	\$290,000	11.0%	0.0%	\$283,000	\$289,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 11/30/13	Active 11/30/14	% Change
Ashland	207	199	-3.9%
Talent	38	30	-21.1%
Phoenix	15	21	40.0%
Jacksonville	48	54	12.5%
Northwest Medford	23	20	-13.0%
West Medford	50	59	18.0%
Southwest Medford	32	58	81.3%
East Medford	200	261	30.5%
Central Point	91	112	23.1%
White City	38	30	-21.1%
Eagle Point	87	97	11.5%
Shady Cove / Trail	50	50	0.0%
Gold Hill & Rogue River	105	104	-1.0%
Other Areas	70	65	-7.1%
COUNTY TOTALS	1054	1160	10.1%

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 - September 1, 2014 through November 30, 2014

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30			Nov 2013 vs Nov 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2013	Median \$ 2014	1-year % Change	Median \$	Median \$
Ashland	4	2	150	N/A	\$293,000	N/A	N/A	N/A	N/A
Talent	2	4	N/A	58	N/A	\$174,500	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	6	1	15	N/A	\$130,000	N/A	N/A	N/A	N/A
West Medford	9	9	88	54	\$87,500	\$110,200	25.9%	N/A	N/A
Southwest Medford	6	9	112	34	\$165,325	\$149,000	-9.9%	N/A	N/A
East Medford	17	21	44	52	\$197,500	\$171,000	-13.4%	\$217,750	\$190,500
Central Point	17	11	38	74	\$154,500	\$144,000	-6.8%	\$154,500	N/A
White City	6	2	18	N/A	\$103,000	N/A	N/A	\$103,000	N/A
Eagle Point	8	9	33	78	\$195,950	\$205,000	4.6%	\$265,000	N/A
Shady Cove / Trail	3	2	76	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	3	N/A	35	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	79	74	56	58	\$153,000	\$155,000	1.3%	\$173,250	\$159,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - September 1, 2014 through November 30, 2014

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Sep 1 - Nov 30							Sep 1 - Nov 30				Sep 1 - Nov 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	92	97.9%	2	2.1%	0	0.0%	94	83	N/A	N/A	83	\$382,550	N/A	N/A	\$377,000
Talent	17	81.0%	3	14.3%	1	4.8%	21	46	N/A	N/A	48	\$229,500	N/A	N/A	\$215,000
Phoenix	13	86.7%	0	0.0%	1	6.7%	15	72	N/A	N/A	70	\$179,900	N/A	N/A	\$179,900
Jacksonville	9	90.0%	0	0.0%	0	0.0%	10	31	N/A	N/A	29	\$273,500	N/A	N/A	\$259,250
Northwest Medford	7	87.5%	0	0.0%	1	12.5%	8	32	N/A	N/A	43	\$167,000	N/A	N/A	\$163,500
West Medford	30	76.9%	5	12.8%	4	10.3%	39	38	48	60	42	\$128,750	\$78,900	\$120,512	\$120,550
Southwest Medford	27	75.0%	6	16.7%	3	8.3%	36	37	39	N/A	36	\$190,000	\$121,500	N/A	\$185,000
East Medford	155	88.1%	15	8.5%	6	3.4%	176	53	41	79	53	\$221,500	\$177,900	\$157,070	\$216,000
Central Point	54	83.1%	3	4.6%	8	12.3%	65	52	N/A	95	56	\$196,500	N/A	\$123,750	\$189,000
White City	18	85.7%	1	4.8%	1	4.8%	21	27	N/A	N/A	30	\$155,000	N/A	N/A	\$153,470
Eagle Point	33	78.6%	3	7.1%	6	14.3%	42	57	N/A	100	61	\$223,000	N/A	\$240,000	\$219,250
Shady Cove / Trail	9	75.0%	2	16.7%	0	0.0%	12	79	N/A	N/A	75	\$174,900	N/A	N/A	\$164,950
Gold Hill & Rogue River	4	57.1%	3	42.9%	0	0.0%	7	60	N/A	N/A	49	\$147,000	N/A	N/A	\$135,200
URBAN TOTALS	468	85.7%	43	7.9%	31	5.7%	546	56	40	84	56	\$220,000	\$151,000	\$159,000	\$205,000

ALL HOMES ON MARKET (including rural) - 11/30/14

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	192	96.5%	5	2.5%	0	0.0%	199
Talent	28	93.3%	0	0.0%	1	3.3%	30
Phoenix	20	95.2%	1	4.8%	0	0.0%	21
Jacksonville	52	96.3%	0	0.0%	2	3.7%	54
Northwest Medford	18	90.0%	1	5.0%	1	5.0%	20
West Medford	49	83.1%	7	11.9%	3	5.1%	59
Southwest Medford	55	94.8%	1	1.7%	1	1.7%	58
East Medford	242	92.7%	9	3.4%	6	2.3%	261
Central Point	103	92.0%	4	3.6%	5	4.5%	112
White City	25	83.3%	1	3.3%	2	6.7%	30
Eagle Point	90	92.8%	3	3.1%	3	3.1%	97
Shady Cove / Trail	47	94.0%	0	0.0%	3	6.0%	50
Gold Hill & Rogue River	98	94.2%	2	1.9%	4	3.8%	104
Other Areas	63	96.9%	2	3.1%	0	0.0%	65
COUNTY TOTALS	1082	93.3%	36	3.1%	31	2.7%	1160

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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