



JACKSON CO EXISTING HOME SALES - September 1, 2015 through November 30, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2014 vs Nov 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	94	102	83	50	\$296,000	\$377,000	\$380,000	28.4%	0.8%	\$389,000	\$365,000
Talent	21	23	48	30	\$178,950	\$215,000	\$259,900	45.2%	20.9%	\$202,500	\$261,950
Phoenix	15	12	70	33	\$132,500	\$179,900	\$192,000	44.9%	6.7%	\$225,000	\$213,500
Jacksonville	9	15	31	53	\$295,000	\$273,500	\$380,000	28.8%	38.9%	N/A	N/A
Northwest Medford	9	28	40	26	\$101,950	\$167,000	\$173,400	70.1%	3.8%	\$187,500	\$169,650
West Medford	39	68	42	49	\$80,683	\$120,550	\$151,500	87.8%	25.7%	\$134,500	\$153,000
Southwest Medford	37	38	35	30	\$138,258	\$185,000	\$219,000	58.4%	18.4%	\$185,000	\$225,400
East Medford	180	188	53	40	\$172,750	\$216,000	\$242,000	40.1%	12.0%	\$215,000	\$252,450
Central Point	66	89	55	36	\$145,000	\$187,000	\$215,000	48.3%	15.0%	\$187,000	\$245,000
White City	24	30	34	55	\$104,900	\$151,735	\$146,500	39.7%	-3.5%	\$150,000	\$150,450
Eagle Point	42	45	61	44	\$210,000	\$219,250	\$234,000	11.4%	6.7%	\$228,750	\$255,000
Shady Cove / Trail	12	13	75	44	\$170,000	\$164,950	\$157,400	-7.4%	-4.6%	\$220,200	N/A
Gold Hill & Rogue River	8	9	47	84	\$145,000	\$139,600	\$156,000	7.6%	11.7%	\$142,600	\$121,000
URBAN TOTALS	556	661	56	42	\$159,000	\$205,000	\$225,000	41.5%	9.8%	\$207,000	\$237,450

JACKSON CO NEW HOME SALES - September 1, 2015 through November 30, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2014 vs Nov 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	84	99	N/A	N/A	\$527,000	N/A	N/A	N/A	N/A
Talent	3	0	136	N/A	N/A	N/A	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	4	1	167	N/A	N/A	\$250,000	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	3	N/A	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	2	0	N/A	N/A	\$143,250	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	2	5	N/A	40	N/A	N/A	\$232,000	N/A	N/A	N/A	N/A
East Medford	19	22	31	94	N/A	\$350,000	\$406,250	N/A	16.1%	\$327,075	\$426,600
Central Point	10	10	27	17	N/A	\$237,950	\$265,875	N/A	11.7%	\$233,700	\$279,900
White City	10	8	58	65	\$141,950	\$174,950	\$196,750	38.6%	12.5%	\$180,950	N/A
Eagle Point	7	6	105	65	\$233,200	\$230,000	\$286,250	22.7%	24.5%	N/A	\$271,250
Shady Cove / Trail	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	4	13	24	N/A	N/A	\$197,500	N/A	N/A	N/A	\$197,500
URBAN TOTALS	65	66	63	64	\$203,950	\$245,000	\$282,450	38.5%	15.3%	\$239,200	\$283,700

JACKSON CO RURAL HOME SALES - September 1, 2015 through November 30, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30					Nov 2014 vs Nov 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	68	79	118	67	\$195,000	\$261,250	\$255,000	30.8%	-2.4%	\$272,000	\$255,000
5 - 10 Acres	26	26	79	94	\$257,000	\$261,000	\$376,250	46.4%	44.2%	\$260,000	\$506,500
Over 10 Acres	31	35	113	200	\$352,500	\$450,000	\$375,000	6.4%	-16.7%	\$450,000	\$434,950
RURAL TOTALS	125	140	108	105	\$245,000	\$289,000	\$315,500	28.8%	9.2%	\$275,500	\$300,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 11/30/14	Active 11/30/15	% Change
Ashland	199	154	-22.6%
Talent	30	14	-53.3%
Phoenix	21	16	-23.8%
Jacksonville	54	40	-25.9%
Northwest Medford	20	19	-5.0%
West Medford	59	47	-20.3%
Southwest Medford	58	42	-27.6%
East Medford	261	239	-8.4%
Central Point	112	85	-24.1%
White City	30	22	-26.7%
Eagle Point	97	82	-15.5%
Shady Cove / Trail	50	43	-14.0%
Gold Hill & Rogue River	104	84	-19.2%
Other Areas	65	56	-13.8%
COUNTY TOTALS	1160	943	-18.7%

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.

©2015 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.



JACKSON CO EXISTING HOME SALES: DISTRESSED - September 1, 2015 through November 30, 2015

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Sep 1 - Nov 30		Sep 1 - Nov 30		Sep 1 - Nov 30			Nov 2014 vs Nov 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
Ashland	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	4	3	58	37	\$174,500	N/A	N/A	N/A	N/A
Phoenix	1	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	1	4	N/A	37	N/A	\$150,900	N/A	N/A	N/A
West Medford	9	11	54	25	\$110,200	\$140,000	27.0%	N/A	\$169,000
Southwest Medford	9	3	34	26	\$149,000	N/A	N/A	N/A	N/A
East Medford	21	24	52	27	\$171,000	\$199,000	16.4%	\$190,500	\$227,900
Central Point	11	8	74	41	\$144,000	\$219,375	52.3%	N/A	\$219,375
White City	2	4	N/A	47	N/A	\$129,000	N/A	N/A	N/A
Eagle Point	9	5	78	38	\$205,000	\$139,200	-32.1%	N/A	N/A
Shady Cove / Trail	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	1	35	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	74	70	58	30	\$155,000	\$172,550	11.3%	\$159,000	\$177,350

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - September 1, 2015 through November 30, 2015

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	100	98.0%	2	2.0%	0	0.0%	102	50	N/A	N/A	50	\$380,000	N/A	N/A	\$380,000
Talent	20	87.0%	2	8.7%	1	4.3%	23	30	N/A	N/A	30	\$261,950	N/A	N/A	\$259,900
Phoenix	10	83.3%	2	16.7%	0	0.0%	12	34	N/A	N/A	33	\$209,450	N/A	N/A	\$192,000
Jacksonville	15	100.0%	0	0.0%	0	0.0%	15	53	N/A	N/A	53	\$380,000	N/A	N/A	\$380,000
Northwest Medford	24	85.7%	3	10.7%	1	3.6%	28	24	N/A	N/A	26	\$175,000	N/A	N/A	\$173,400
West Medford	57	83.8%	8	11.8%	3	4.4%	68	53	30	N/A	49	\$152,000	\$154,000	N/A	\$151,500
Southwest Medford	35	92.1%	3	7.9%	0	0.0%	38	31	N/A	N/A	30	\$222,000	N/A	N/A	\$219,000
East Medford	164	87.2%	22	11.7%	2	1.1%	188	42	27	N/A	40	\$250,000	\$199,000	N/A	\$242,000
Central Point	81	91.0%	5	5.6%	3	3.4%	89	35	25	N/A	36	\$215,000	\$215,000	N/A	\$215,000
White City	26	86.7%	3	10.0%	1	3.3%	30	56	N/A	N/A	55	\$151,500	N/A	N/A	\$146,500
Eagle Point	40	88.9%	3	6.7%	2	4.4%	45	44	N/A	N/A	44	\$241,000	N/A	N/A	\$234,000
Shady Cove / Trail	11	84.6%	1	7.7%	1	7.7%	13	49	N/A	N/A	44	\$170,000	N/A	N/A	\$157,400
Gold Hill & Rogue River	8	88.9%	1	11.1%	0	0.0%	9	94	N/A	N/A	84	\$164,000	N/A	N/A	\$156,000
URBAN TOTALS	591	89.4%	56	8.5%	14	2.1%	661	43	29	34	42	\$235,000	\$175,900	\$161,750	\$225,000

ALL HOMES ON MARKET (including rural) - 11/30/15

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	150	97.4%	3	1.9%	1	0.6%	154
Talent	13	92.9%	1	7.1%	0	0.0%	14
Phoenix	13	81.3%	2	12.5%	1	6.3%	16
Jacksonville	39	97.5%	1	2.5%	0	0.0%	40
Northwest Medford	15	78.9%	1	5.3%	2	10.5%	19
West Medford	39	83.0%	7	14.9%	1	2.1%	47
Southwest Medford	38	90.5%	0	0.0%	3	7.1%	42
East Medford	227	95.0%	5	2.1%	4	1.7%	239
Central Point	75	88.2%	6	7.1%	4	4.7%	85
White City	18	81.8%	2	9.1%	2	9.1%	22
Eagle Point	74	90.2%	5	6.1%	2	2.4%	82
Shady Cove / Trail	40	93.0%	2	4.7%	1	2.3%	43
Gold Hill & Rogue River	78	92.9%	5	6.0%	1	1.2%	84
Other Areas	55	98.2%	0	0.0%	0	0.0%	56
COUNTY TOTALS	874	92.7%	40	4.2%	22	2.3%	943

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.

©2015 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.