



JACKSON CO EXISTING HOME SALES - January 1, 2015 through June 30, 2015

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change
Ashland	140	186	64	73	\$285,000	\$351,000	\$350,000	22.8%	-0.3%
Talent	37	37	50	37	\$159,000	\$202,500	\$220,000	38.4%	8.6%
Phoenix	17	26	48	54	\$171,000	\$207,500	\$234,625	37.2%	13.1%
Jacksonville	24	18	53	77	\$205,000	\$353,150	\$325,000	58.5%	-8.0%
Northwest Medford	20	36	35	42	\$152,000	\$139,000	\$166,250	9.4%	19.6%
West Medford	93	85	44	48	\$102,250	\$121,000	\$138,000	35.0%	14.0%
Southwest Medford	54	77	27	50	\$165,700	\$184,250	\$206,000	24.3%	11.8%
East Medford	278	359	50	60	\$187,800	\$217,750	\$250,000	33.1%	14.8%
Central Point	113	166	38	48	\$155,500	\$175,500	\$197,000	26.7%	12.3%
White City	50	51	36	55	\$124,000	\$146,450	\$150,000	21.0%	2.4%
Eagle Point	74	79	38	49	\$177,700	\$227,500	\$239,000	34.5%	5.1%
Shady Cove / Trail	12	18	201	75	\$132,500	\$124,650	\$174,450	31.7%	40.0%
Gold Hill & Rogue River	30	23	71	101	\$131,000	\$164,950	\$157,500	20.2%	-4.5%
URBAN TOTALS	941	1163	50	58	\$165,000	\$200,000	\$225,000	36.4%	12.5%

JACKSON CO NEW HOME SALES - January 1, 2015 through June 30, 2015

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change
Ashland	3	6	40	243	N/A	N/A	\$390,415	N/A	N/A
Talent	10	2	147	144	N/A	\$231,075	\$234,000	N/A	1.3%
Phoenix	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	4	8	105	102	N/A	\$237,185	\$280,400	N/A	18.2%
Northwest Medford	20	8	82	25	\$182,788	\$230,350	\$211,500	15.7%	-8.2%
West Medford	9	3	255	61	\$159,350	\$161,405	N/A	N/A	N/A
Southwest Medford	9	5	47	108	\$199,000	\$217,500	\$215,000	8.0%	-1.1%
East Medford	42	52	117	107	\$273,000	\$339,450	\$332,867	21.9%	-1.9%
Central Point	15	18	73	90	N/A	\$238,000	\$231,200	N/A	-2.9%
White City	19	10	72	64	\$165,350	\$179,900	\$189,900	14.8%	5.6%
Eagle Point	2	7	N/A	59	\$215,000	N/A	\$239,900	11.6%	N/A
Shady Cove / Trail	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	4	7	11	24	\$196,586	\$177,400	\$187,900	-4.4%	5.9%
URBAN TOTALS	139	128	100	95	\$210,900	\$233,000	\$273,900	29.9%	17.6%

JACKSON CO RURAL HOME SALES - January 1, 2015 through June 30, 2015

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change
Under 5 Acres	111	141	83	80	\$220,000	\$229,800	\$276,000	25.5%	20.1%
5 - 10 Acres	66	91	109	90	\$258,155	\$281,950	\$315,000	22.0%	11.7%
Over 10 Acres	48	59	145	176	\$350,000	\$357,250	\$398,500	13.9%	11.5%
RURAL TOTALS	225	291	104	102	\$255,000	\$275,000	\$310,000	21.6%	12.7%

JACKSON CO EXISTING HOME SALES: DISTRESSED SALE COMPARISONS - January 1, 2015 through June 30, 2015

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Jun 30							Jan 1 - Jun 30				Jan 1 - Jun 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	169	90.9%	17	9.1%	0	0.0%	186	76	47	N/A	73	\$360,000	\$225,000	N/A	\$350,000
Talent	33	89.2%	0	0.0%	4	10.8%	37	35	N/A	52	37	\$225,000	N/A	\$186,000	\$220,000
Phoenix	22	84.6%	4	15.4%	0	0.0%	26	58	35	N/A	54	\$248,750	\$108,750	N/A	\$234,625
Jacksonville	17	94.4%	0	0.0%	1	5.6%	18	69	N/A	N/A	77	\$340,000	N/A	N/A	\$325,000
Northwest Medford	32	88.9%	2	5.6%	2	5.6%	36	42	N/A	N/A	42	\$166,250	N/A	N/A	\$166,250
West Medford	64	75.3%	19	22.4%	2	2.4%	85	50	44	N/A	48	\$143,250	\$93,000	N/A	\$138,000
Southwest Medford	68	88.3%	7	9.1%	2	2.6%	77	51	23	N/A	50	\$206,500	\$214,200	N/A	\$206,000
East Medford	322	89.7%	27	7.5%	10	2.8%	359	61	51	55	60	\$252,750	\$169,000	\$182,450	\$250,000
Central Point	141	84.9%	20	12.0%	5	3.0%	166	45	40	149	48	\$205,900	\$158,500	\$181,000	\$197,000
White City	42	82.4%	7	13.7%	2	3.9%	51	56	49	N/A	55	\$153,200	\$145,500	N/A	\$150,000
Eagle Point	69	87.3%	6	7.6%	4	5.1%	79	50	42	37	49	\$243,000	\$106,931	\$207,430	\$239,000
Shady Cove / Trail	13	72.2%	3	16.7%	2	11.1%	18	85	N/A	N/A	75	\$185,000	N/A	N/A	\$174,450
Gold Hill & Rogue River	19	82.6%	4	17.4%	0	0.0%	23	105	85	N/A	101	\$164,000	\$144,250	N/A	\$157,500
URBAN TOTALS	1011	86.9%	117	10.1%	35	3.0%	1163	59	45	71	58	\$238,000	\$156,000	\$172,000	\$225,000



JOSEPHINE CO EXISTING HOME SALES - January 1, 2015 through June 30, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change
NW Grants Pass	43	43	89	84	\$158,750	\$190,000	\$235,500	48.3%	23.9%
NE Grants Pass	31	29	54	55	\$142,500	\$164,000	\$177,000	24.2%	7.9%
SW Grants Pass	41	50	61	63	\$145,900	\$140,000	\$148,000	1.4%	5.7%
SE Grants Pass	18	25	157	57	\$149,000	\$142,250	\$157,000	5.4%	10.4%
UGB Redwood	27	36	95	56	\$187,275	\$189,900	\$193,500	3.3%	1.9%
Fruitdale	11	4	67	86	\$150,900	\$182,500	\$210,000	39.2%	15.1%
UGB Fruitdale	19	30	111	76	\$184,500	\$200,000	\$182,750	-0.9%	-8.6%
UGB Williams Hwy	18	18	39	115	\$185,750	\$204,000	\$205,000	10.4%	0.5%
Cave Junction	8	11	94	134	\$120,000	\$161,950	\$142,000	18.3%	-12.3%
URBAN TOTALS	206	240	83	73	\$156,750	\$171,000	\$179,850	14.7%	5.2%

JOSEPHINE CO NEW HOME SALES - January 1, 2015 through June 30, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change
NW Grants Pass	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NE Grants Pass	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SW Grants Pass	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SE Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Redwood	6	5	36	128	N/A	\$233,500	\$237,900	N/A	1.9%
Fruitdale	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Williams Hwy	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	14	9	81	132	\$202,000	\$222,000	\$237,900	17.8%	7.2%

JOSEPHINE CO RURAL HOME SALES - January 1, 2015 through June 30, 2015									
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change
Under 5 Acres	115	135	108	92	\$185,000	\$210,000	\$210,000	13.5%	0.0%
5 - 10 Acres	58	58	102	140	\$220,000	\$248,000	\$255,000	15.9%	2.8%
Over 10 Acres	22	29	203	151	\$200,000	\$284,500	\$321,000	60.5%	12.8%
RURAL TOTALS	195	221	117	113	\$198,500	\$230,000	\$235,000	18.4%	2.2%

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - January 1, 2015 through June 30, 2015															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Jun 30							Jan 1 - Jun 30				Jan 1 - Jun 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
NW Grants Pass	36	83.7%	5	11.6%	2	4.7%	43	76	98	N/A	84	\$241,250	\$124,425	N/A	\$235,500
NE Grants Pass	22	75.9%	6	20.7%	1	3.4%	29	53	54	N/A	55	\$191,950	\$103,500	N/A	\$177,000
SW Grants Pass	40	80.0%	7	14.0%	3	6.0%	50	60	43	N/A	63	\$157,000	\$105,000	N/A	\$148,000
SE Grants Pass	21	84.0%	4	16.0%	0	0.0%	25	63	28	N/A	57	\$170,000	\$109,646	N/A	\$157,000
UGB Redwood	35	97.2%	1	2.8%	0	0.0%	36	57	N/A	N/A	56	\$195,000	N/A	N/A	\$193,500
Fruitdale	2	50.0%	2	50.0%	0	0.0%	4	N/A	N/A	N/A	86	N/A	N/A	N/A	\$210,000
UGB Fruitdale	18	60.0%	11	36.7%	1	3.3%	30	75	78	N/A	76	\$207,500	\$167,000	N/A	\$182,750
UGB Williams Hwy	13	72.2%	3	16.7%	2	11.1%	18	89	N/A	433	115	\$230,000	N/A	\$250,000	\$205,000
Cave Junction	9	81.8%	2	18.2%	0	0.0%	11	153	N/A	N/A	134	\$142,000	N/A	N/A	\$142,000
URBAN TOTALS	194	80.8%	38	15.8%	8	3.3%	240	70	58	227	73	\$189,000	\$123,773	\$137,750	\$179,850

Median prices reflect overall market trends and are not a measure of pricing for individual properties. Statistics are based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service. For more information, visit www.roguevalleyrealtors.org.