



JACKSON CO EXISTING HOME SALES - January 1, 2015 through March 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2014 vs Mar 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	43	67	93	104	\$263,500	\$345,000	\$329,000	24.9%	-4.6%	\$349,500	\$345,000
Talent	10	17	85	42	\$140,500	\$216,375	\$219,000	55.9%	1.2%	\$216,375	\$202,000
Phoenix	8	11	53	74	\$155,000	\$215,250	\$250,000	61.3%	16.1%	\$212,000	N/A
Jacksonville	8	6	58	99	\$220,000	\$282,500	\$398,500	81.1%	41.1%	N/A	N/A
Northwest Medford	12	13	38	71	\$152,000	\$144,200	\$148,000	-2.6%	2.6%	N/A	\$152,400
West Medford	41	38	61	49	\$107,550	\$105,000	\$136,000	26.5%	29.5%	\$108,875	\$144,500
Southwest Medford	19	34	29	59	\$159,500	\$163,500	\$208,000	30.4%	27.2%	\$161,000	\$221,750
East Medford	98	126	67	70	\$192,000	\$213,500	\$238,000	24.0%	11.5%	\$228,250	\$250,000
Central Point	36	67	42	70	\$159,950	\$175,200	\$180,000	12.5%	2.7%	\$186,750	\$189,900
White City	25	16	34	85	\$132,525	\$135,000	\$140,500	6.0%	4.1%	\$129,000	\$139,000
Eagle Point	34	27	38	50	\$198,950	\$239,950	\$238,000	19.6%	-0.8%	\$245,950	\$219,000
Shady Cove / Trail	8	6	240	53	\$138,500	\$55,375	\$174,450	26.0%	215.0%	N/A	N/A
Gold Hill & Rogue River	13	7	84	117	\$131,175	\$160,000	\$164,000	25.0%	2.5%	\$129,500	\$144,500
URBAN TOTALS	355	435	63	72	\$169,500	\$187,500	\$215,000	26.8%	14.7%	\$190,000	\$220,000

JACKSON CO NEW HOME SALES - January 1, 2015 through March 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2014 vs Mar 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	5	1	266	N/A	N/A	\$240,000	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	3	4	18	52	N/A	N/A	\$280,750	N/A	N/A	N/A	N/A
Northwest Medford	7	4	97	10	N/A	\$234,990	\$210,500	N/A	-10.4%	\$214,945	N/A
West Medford	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	3	46	156	N/A	\$216,200	N/A	N/A	N/A	N/A	N/A
East Medford	20	27	141	104	\$279,000	\$341,950	\$348,500	24.9%	1.9%	\$339,900	\$371,150
Central Point	6	8	80	23	N/A	\$235,000	\$228,950	N/A	-2.6%	N/A	N/A
White City	10	1	81	N/A	N/A	\$179,150	N/A	N/A	N/A	N/A	N/A
Eagle Point	2	4	N/A	29	N/A	N/A	\$240,450	N/A	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	1	4	N/A	16	N/A	N/A	\$188,700	N/A	N/A	N/A	N/A
URBAN TOTALS	61	59	114	79	\$223,875	\$244,120	\$285,000	27.3%	16.7%	\$256,745	\$265,000

JACKSON CO RURAL HOME SALES - January 1, 2015 through March 31, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2014 vs Mar 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	43	38	71	100	\$237,000	\$235,000	\$229,500	-3.2%	-2.3%	\$226,500	\$214,500
5 - 10 Acres	32	33	132	114	\$263,150	\$255,000	\$297,000	12.9%	16.5%	\$227,900	\$292,500
Over 10 Acres	15	29	91	161	\$344,500	\$375,000	\$375,000	8.9%	0.0%	\$497,000	\$372,000
RURAL TOTALS	90	100	96	122	\$260,000	\$256,750	\$287,500	10.6%	12.0%	\$245,000	\$297,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 03/31/14	Active 03/31/15	% Change
Ashland	194	185	-4.6%
Talent	32	28	-12.5%
Phoenix	23	11	-52.2%
Jacksonville	51	50	-2.0%
Northwest Medford	15	29	93.3%
West Medford	39	54	38.5%
Southwest Medford	44	50	13.6%
East Medford	189	218	15.3%
Central Point	110	104	-5.5%
White City	24	22	-8.3%
Eagle Point	91	91	0.0%
Shady Cove / Trail	51	45	-11.8%
Gold Hill & Rogue River	94	103	9.6%
Other Areas	68	65	-4.4%
COUNTY TOTALS	1025	1055	2.9%

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 - January 1, 2015 through March 31, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31			Mar 2014 vs Mar 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
Ashland	3	6	37	59	N/A	\$196,000	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	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	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	11	9	38	37	\$79,000	\$110,000	39.2%	\$57,000	N/A
Southwest Medford	2	5	N/A	26	N/A	\$214,200	N/A	N/A	N/A
East Medford	14	17	88	56	\$165,100	\$175,000	6.0%	\$305,000	\$180,000
Central Point	10	14	48	90	\$158,750	\$159,000	0.2%	\$157,500	\$137,900
White City	6	3	59	81	\$120,000	N/A	N/A	N/A	N/A
Eagle Point	6	3	64	27	\$184,950	N/A	N/A	N/A	N/A
Shady Cove / Trail	5	3	324	44	\$30,750	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	62	65	82	59	\$128,750	\$164,900	28.1%	\$159,900	\$172,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - January 1, 2015 through March 31, 2015															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Mar 31							Jan 1 - Mar 31				Jan 1 - Mar 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	61	91.0%	6	9.0%	0	0.0%	67	109	59	N/A	104	\$335,000	\$196,000	N/A	\$329,000
Talent	15	88.2%	0	0.0%	2	11.8%	17	38	N/A	N/A	42	\$219,000	N/A	N/A	\$219,000
Phoenix	10	90.9%	1	9.1%	0	0.0%	11	72	N/A	N/A	74	\$250,000	N/A	N/A	\$250,000
Jacksonville	6	100.0%	0	0.0%	0	0.0%	6	99	N/A	N/A	99	\$398,500	N/A	N/A	\$398,500
Northwest Medford	11	84.6%	1	7.7%	1	7.7%	13	72	N/A	N/A	71	\$149,900	N/A	N/A	\$148,000
West Medford	29	76.3%	8	21.1%	1	2.6%	38	52	41	N/A	49	\$140,000	\$111,500	N/A	\$136,000
Southwest Medford	29	85.3%	5	14.7%	0	0.0%	34	65	26	N/A	59	\$207,000	\$214,200	N/A	\$208,000
East Medford	109	86.5%	11	8.7%	6	4.8%	126	72	61	47	70	\$250,000	\$166,000	\$182,450	\$238,000
Central Point	53	79.1%	10	14.9%	4	6.0%	67	65	52	185	70	\$187,000	\$148,000	\$204,500	\$180,000
White City	13	81.3%	1	6.3%	2	12.5%	16	87	N/A	N/A	85	\$141,000	N/A	N/A	\$140,500
Eagle Point	24	88.9%	2	7.4%	1	3.7%	27	52	N/A	N/A	50	\$241,000	N/A	N/A	\$238,000
Shady Cove / Trail	3	50.0%	2	33.3%	1	16.7%	6	N/A	N/A	N/A	53	N/A	N/A	N/A	\$174,450
Gold Hill & Rogue River	7	100.0%	0	0.0%	0	0.0%	7	117	N/A	N/A	117	\$164,000	N/A	N/A	\$164,000
URBAN TOTALS	370	85.1%	47	10.8%	18	4.1%	435	74	51	81	72	\$226,950	\$156,000	\$172,000	\$215,000

ALL HOMES ON MARKET (including rural) - 03/31/15							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	179	96.8%	5	2.7%	0	0.0%	185
Talent	27	96.4%	0	0.0%	0	0.0%	28
Phoenix	10	90.9%	1	9.1%	0	0.0%	11
Jacksonville	50	100.0%	0	0.0%	0	0.0%	50
Northwest Medford	28	96.6%	1	3.4%	0	0.0%	29
West Medford	46	85.2%	5	9.3%	2	3.7%	54
Southwest Medford	46	92.0%	0	0.0%	0	0.0%	50
East Medford	204	93.6%	7	3.2%	4	1.8%	218
Central Point	96	92.3%	4	3.8%	4	3.8%	104
White City	16	72.7%	2	9.1%	2	9.1%	22
Eagle Point	82	90.1%	3	3.3%	5	5.5%	91
Shady Cove / Trail	41	91.1%	3	6.7%	1	2.2%	45
Gold Hill & Rogue River	99	96.1%	4	3.9%	0	0.0%	103
Other Areas	65	100.0%	0	0.0%	0	0.0%	65
COUNTY TOTALS	989	93.7%	35	3.3%	18	1.7%	1055

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.