



JACKSON CO EXISTING HOME SALES - November 1, 2014 through January 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2014 vs Jan 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	53	65	79	102	\$310,000	\$350,000	\$336,500	8.5%	-3.9%	\$445,000	\$305,000
Talent	10	21	24	45	\$169,950	\$215,750	\$215,000	26.5%	-0.3%	N/A	\$209,500
Phoenix	5	8	49	76	\$177,500	\$200,000	\$222,500	25.4%	11.3%	N/A	\$215,000
Jacksonville	12	3	69	87	\$230,000	\$291,325	N/A	N/A	N/A	N/A	N/A
Northwest Medford	17	11	18	69	\$150,000	\$157,000	\$149,900	-0.1%	-4.5%	\$128,500	N/A
West Medford	30	35	54	62	\$119,900	\$110,125	\$133,000	10.9%	20.8%	\$105,000	\$121,500
Southwest Medford	20	33	49	40	\$172,500	\$196,000	\$189,000	9.6%	-3.6%	\$183,380	\$199,900
East Medford	104	157	46	74	\$192,375	\$212,500	\$220,000	14.4%	3.5%	\$196,000	\$249,900
Central Point	48	69	42	70	\$156,500	\$158,450	\$180,000	15.0%	13.6%	\$139,000	\$164,500
White City	25	20	27	74	\$125,900	\$135,000	\$149,500	18.7%	10.7%	N/A	\$148,250
Eagle Point	33	32	32	63	\$150,900	\$205,000	\$238,750	58.2%	16.5%	\$210,000	\$243,000
Shady Cove / Trail	14	11	170	127	\$156,500	\$137,500	\$177,445	13.4%	29.1%	\$30,750	N/A
Gold Hill & Rogue River	9	7	92	89	\$175,000	\$169,900	\$135,200	-22.7%	-20.4%	N/A	N/A
URBAN TOTALS	380	472	53	74	\$175,000	\$191,550	\$209,000	19.4%	9.1%	\$172,500	\$220,000

JACKSON CO NEW HOME SALES - November 1, 2014 through January 31, 2015											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2014 vs Jan 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2010	Median \$ 2014	Median \$ 2015	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	4	1	114	N/A	\$299,150	\$248,900	N/A	N/A	N/A	N/A	N/A
Phoenix	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	3	5	69	160	N/A	N/A	\$291,500	N/A	N/A	N/A	N/A
Northwest Medford	5	6	45	51	N/A	\$197,463	\$229,142	N/A	16.0%	N/A	N/A
West Medford	3	1	66	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	6	3	27	149	N/A	\$215,900	N/A	N/A	N/A	N/A	N/A
East Medford	12	25	119	58	N/A	\$344,403	\$329,900	N/A	-4.2%	N/A	\$343,950
Central Point	7	10	21	54	N/A	\$238,000	\$232,500	N/A	-2.3%	N/A	\$230,250
White City	12	9	97	63	\$177,000	\$173,375	\$189,900	7.3%	9.5%	\$178,900	N/A
Eagle Point	2	4	N/A	125	N/A	N/A	\$234,950	N/A	N/A	N/A	N/A
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	0	4	N/A	18	N/A	N/A	\$185,575	N/A	N/A	N/A	N/A
URBAN TOTALS	58	72	74	81	\$199,900	\$218,850	\$246,183	23.2%	12.5%	\$223,250	\$291,500

JACKSON CO RURAL HOME SALES - November 1, 2014 through January 31, 2015											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2014 vs Jan 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	45	51	104	112	\$200,000	\$250,000	\$264,000	32.0%	5.6%	\$217,500	\$234,750
5 - 10 Acres	35	36	113	142	\$256,300	\$299,000	\$326,500	27.4%	9.2%	\$227,500	\$328,000
Over 10 Acres	30	33	179	186	\$362,000	\$346,750	\$420,000	16.0%	21.1%	N/A	\$375,000
RURAL TOTALS	110	119	128	140	\$244,000	\$299,500	\$301,500	23.6%	0.7%	\$240,000	\$279,475

ALL HOMES ON MARKET (includes rural)			
Area	Active 01/31/14	Active 01/31/15	% Change
Ashland	182	140	-23.1%
Talent	33	25	-24.2%
Phoenix	15	13	-13.3%
Jacksonville	48	39	-18.8%
Northwest Medford	18	16	-11.1%
West Medford	55	56	1.8%
Southwest Medford	51	51	0.0%
East Medford	179	207	15.6%
Central Point	103	100	-2.9%
White City	28	27	-3.6%
Eagle Point	77	87	13.0%
Shady Cove / Trail	41	44	7.3%
Gold Hill & Rogue River	88	96	9.1%
Other Areas	61	61	0.0%
COUNTY TOTALS	979	962	-1.7%

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.

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JACKSON CO EXISTING HOME SALES: DISTRESSED - November 1, 2014 through January 31, 2015									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2014 vs Jan 2015	
	# Sold 2014	# Sold 2015	Average 2014	Average 2015	Median \$ 2014	Median \$ 2015	1-year % Change	Median \$	Median \$
Ashland	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	0	2	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
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	4	N/A	48	N/A	\$146,000	N/A	N/A	N/A
West Medford	11	11	38	46	\$105,000	\$90,500	-13.8%	N/A	N/A
Southwest Medford	5	5	33	31	\$178,000	\$139,000	-21.9%	N/A	N/A
East Medford	12	22	34	63	\$163,250	\$189,700	16.2%	N/A	\$172,000
Central Point	11	14	50	105	\$140,500	\$160,500	14.2%	N/A	\$156,000
White City	7	1	17	N/A	\$105,000	N/A	N/A	N/A	N/A
Eagle Point	7	4	27	87	\$264,900	\$199,000	-24.9%	N/A	N/A
Shady Cove / Trail	7	3	272	66	\$30,750	N/A	N/A	\$30,750	N/A
Gold Hill & Rogue River	1	3	N/A	15	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	64	70	61	66	\$135,450	\$152,450	12.6%	\$105,000	\$156,000

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2014 through January 31, 2015															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	63	96.9%	1	1.5%	0	0.0%	65	102	N/A	N/A	102	\$350,000	N/A	N/A	\$336,500
Talent	19	90.5%	1	4.8%	1	4.8%	21	40	N/A	N/A	45	\$219,000	N/A	N/A	\$215,000
Phoenix	8	100.0%	0	0.0%	0	0.0%	8	76	N/A	N/A	76	\$222,500	N/A	N/A	\$222,500
Jacksonville	3	100.0%	0	0.0%	0	0.0%	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	7	63.6%	2	18.2%	2	18.2%	11	81	N/A	N/A	69	\$182,400	N/A	N/A	\$149,900
West Medford	24	68.6%	8	22.9%	3	8.6%	35	70	42	N/A	62	\$144,250	\$85,700	N/A	\$133,000
Southwest Medford	27	81.8%	3	9.1%	2	6.1%	33	42	N/A	N/A	40	\$199,900	N/A	N/A	\$189,000
East Medford	134	85.4%	13	8.3%	9	5.7%	157	77	34	105	74	\$226,000	\$189,500	\$189,900	\$220,000
Central Point	55	79.7%	8	11.6%	6	8.7%	69	61	43	189	70	\$188,000	\$155,500	\$181,750	\$180,000
White City	17	85.0%	0	0.0%	1	5.0%	20	79	N/A	N/A	74	\$155,500	N/A	N/A	\$149,500
Eagle Point	27	84.4%	0	0.0%	4	12.5%	32	62	N/A	87	63	\$243,000	N/A	\$199,000	\$238,750
Shady Cove / Trail	8	72.7%	2	18.2%	1	9.1%	11	150	N/A	N/A	127	\$237,250	N/A	N/A	\$177,445
Gold Hill & Rogue River	4	57.1%	3	42.9%	0	0.0%	7	144	N/A	N/A	89	\$152,500	N/A	N/A	\$135,200
URBAN TOTALS	396	83.9%	41	8.7%	29	6.1%	472	75	38	106	74	\$220,500	\$142,900	\$159,000	\$209,000

ALL HOMES ON MARKET (including rural) - 01/31/15							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	137	97.9%	2	1.4%	0	0.0%	140
Talent	23	92.0%	0	0.0%	1	4.0%	25
Phoenix	13	100.0%	0	0.0%	0	0.0%	13
Jacksonville	37	94.9%	0	0.0%	2	5.1%	39
Northwest Medford	15	93.8%	1	6.3%	0	0.0%	16
West Medford	50	89.3%	2	3.6%	3	5.4%	56
Southwest Medford	45	88.2%	2	3.9%	2	3.9%	51
East Medford	194	93.7%	5	2.4%	5	2.4%	207
Central Point	94	94.0%	3	3.0%	3	3.0%	100
White City	22	81.5%	4	14.8%	1	3.7%	27
Eagle Point	80	92.0%	2	2.3%	5	5.7%	87
Shady Cove / Trail	38	86.4%	4	9.1%	2	4.5%	44
Gold Hill & Rogue River	85	88.5%	8	8.3%	3	3.1%	96
Other Areas	59	96.7%	2	3.3%	0	0.0%	61
COUNTY TOTALS	892	92.7%	35	3.6%	27	2.8%	962

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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