



JACKSON CO EXISTING HOME SALES - October 1, 2014 through December 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2013 vs Dec 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	78	87	69	84	\$309,500	\$325,000	\$396,000	27.9%	21.8%	\$320,000	\$400,000
Talent	16	20	23	49	\$170,000	\$186,250	\$227,500	33.8%	22.1%	\$176,500	\$240,000
Phoenix	10	9	22	80	\$171,250	\$224,750	\$195,000	13.9%	-13.2%	\$196,000	N/A
Jacksonville	17	7	86	26	\$259,000	\$249,000	\$395,000	52.5%	58.6%	\$325,000	N/A
Northwest Medford	20	13	27	47	\$142,450	\$157,250	\$155,000	8.8%	-1.4%	\$169,900	\$148,450
West Medford	35	44	43	56	\$119,810	\$108,000	\$122,775	2.5%	13.7%	\$115,000	\$126,500
Southwest Medford	30	40	38	40	\$178,000	\$187,750	\$186,250	4.6%	-0.8%	\$195,000	\$204,500
East Medford	138	182	52	61	\$185,000	\$226,500	\$219,500	18.6%	-3.1%	\$217,000	\$220,000
Central Point	65	65	39	67	\$162,000	\$170,000	\$183,500	13.3%	7.9%	\$170,000	\$172,500
White City	28	24	30	44	\$130,250	\$127,850	\$153,735	18.0%	20.2%	\$147,500	\$152,950
Eagle Point	32	41	41	67	\$182,000	\$197,300	\$223,000	22.5%	13.0%	\$192,100	\$242,450
Shady Cove / Trail	13	11	97	130	\$161,250	\$185,000	\$177,445	10.0%	-4.1%	\$137,500	\$230,973
Gold Hill & Rogue River	11	8	88	56	\$180,000	\$170,700	\$126,050	-30.0%	-26.2%	N/A	N/A
<b>URBAN TOTALS</b>	<b>494</b>	<b>551</b>	<b>50</b>	<b>63</b>	<b>\$178,000</b>	<b>\$199,950</b>	<b>\$208,000</b>	<b>16.9%</b>	<b>4.0%</b>	<b>\$188,400</b>	<b>\$207,500</b>

JACKSON CO NEW HOME SALES - October 1, 2014 through December 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2013 vs Dec 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	3	N/A	233	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	2	2	N/A	N/A	\$277,500	N/A	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	2	4	N/A	200	N/A	N/A	\$310,631	N/A	N/A	N/A	N/A
Northwest Medford	5	5	48	61	N/A	\$196,884	\$208,786	N/A	6.0%	N/A	\$229,142
West Medford	4	1	65	N/A	\$167,500	\$177,400	N/A	N/A	N/A	\$189,900	N/A
Southwest Medford	7	4	29	115	N/A	\$210,000	\$233,500	N/A	11.2%	N/A	N/A
East Medford	11	20	113	48	\$248,450	\$338,000	\$330,043	32.8%	-2.4%	\$347,403	\$331,593
Central Point	6	7	25	61	N/A	\$251,200	\$234,900	N/A	-6.5%	N/A	N/A
White City	13	11	72	58	\$155,800	\$172,000	\$186,900	20.0%	8.7%	N/A	N/A
Eagle Point	2	5	N/A	113	\$224,900	N/A	\$230,000	2.3%	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	2	N/A	N/A	\$181,200	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>56</b>	<b>68</b>	<b>69</b>	<b>77</b>	<b>\$185,900</b>	<b>\$209,000</b>	<b>\$239,950</b>	<b>29.1%</b>	<b>14.8%</b>	<b>\$223,200</b>	<b>\$249,497</b>

JACKSON CO RURAL HOME SALES - October 1, 2014 through December 31, 2014											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2013 vs Dec 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	52	58	140	103	\$202,500	\$243,250	\$279,500	38.0%	14.9%	\$392,500	\$280,000
5 - 10 Acres	38	34	97	132	\$301,500	\$312,500	\$328,500	9.0%	5.1%	\$321,500	\$332,000
Over 10 Acres	38	33	194	159	\$375,000	\$382,500	\$470,000	25.3%	22.9%	\$320,000	\$470,000
<b>RURAL TOTALS</b>	<b>128</b>	<b>124</b>	<b>144</b>	<b>125</b>	<b>\$255,000</b>	<b>\$305,000</b>	<b>\$317,750</b>	<b>24.6%</b>	<b>4.2%</b>	<b>\$327,000</b>	<b>\$322,750</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 12/31/13	Active 12/31/14	% Change
Ashland	186	168	-9.7%
Talent	37	26	-29.7%
Phoenix	15	15	0.0%
Jacksonville	51	49	-3.9%
Northwest Medford	19	15	-21.1%
West Medford	48	57	18.8%
Southwest Medford	36	60	66.7%
East Medford	186	234	25.8%
Central Point	92	104	13.0%
White City	35	23	-34.3%
Eagle Point	85	91	7.1%
Shady Cove / Trail	45	47	4.4%
Gold Hill & Rogue River	92	97	5.4%
Other Areas	65	59	-9.2%
<b>COUNTY TOTALS</b>	<b>992</b>	<b>1045</b>	<b>5.3%</b>

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 - October 1, 2014 through December 31, 2014									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31			Dec 2013 vs Dec 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2013	Median \$ 2014	1-year % Change	Median \$	Median \$
Ashland	4	2	131	N/A	\$210,000	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	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	2	4	16	48	\$130,000	\$146,000	12.3%	N/A	N/A
West Medford	11	14	36	49	\$95,000	\$99,250	4.5%	\$123,075	\$81,450
Southwest Medford	6	11	67	36	\$165,500	\$139,000	-16.0%	N/A	N/A
East Medford	17	24	35	59	\$197,500	\$164,000	-17.0%	\$153,121	\$163,500
Central Point	17	12	43	117	\$140,500	\$160,000	13.9%	\$129,750	\$160,000
White City	8	2	15	N/A	\$114,000	N/A	N/A	N/A	N/A
Eagle Point	8	7	33	82	\$195,950	\$178,000	-9.2%	N/A	N/A
Shady Cove / Trail	5	1	99	N/A	\$140,000	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	3	N/A	15	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>80</b>	<b>84</b>	<b>45</b>	<b>62</b>	<b>\$140,250</b>	<b>\$148,000</b>	<b>5.5%</b>	<b>\$135,900</b>	<b>\$140,440</b>

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - October 1, 2014 through December 31, 2014															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Oct 1 - Dec 31							Oct 1 - Dec 31				Oct 1 - Dec 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	85	97.7%	2	2.3%	0	0.0%	87	85	N/A	N/A	84	\$396,500	N/A	N/A	\$396,000
Talent	16	80.0%	3	15.0%	1	5.0%	20	46	N/A	N/A	49	\$240,000	N/A	N/A	\$227,500
Phoenix	8	88.9%	0	0.0%	0	0.0%	9	89	N/A	N/A	80	\$187,500	N/A	N/A	\$195,000
Jacksonville	6	85.7%	0	0.0%	0	0.0%	7	28	N/A	N/A	26	\$415,000	N/A	N/A	\$395,000
Northwest Medford	9	69.2%	2	15.4%	2	15.4%	13	46	N/A	N/A	47	\$182,400	N/A	N/A	\$155,000
West Medford	30	68.2%	8	18.2%	6	13.6%	44	59	42	58	56	\$133,500	\$80,450	\$115,337	\$122,775
Southwest Medford	28	70.0%	8	20.0%	3	7.5%	40	42	47	N/A	40	\$197,500	\$121,500	N/A	\$186,250
East Medford	157	86.3%	15	8.2%	9	4.9%	182	61	36	97	61	\$222,500	\$171,000	\$155,000	\$219,500
Central Point	53	81.5%	5	7.7%	7	10.8%	65	55	19	187	67	\$190,000	\$155,000	\$169,000	\$183,500
White City	20	83.3%	1	4.2%	1	4.2%	24	43	N/A	N/A	44	\$157,950	N/A	N/A	\$153,735
Eagle Point	33	80.5%	2	4.9%	5	12.2%	41	66	N/A	96	67	\$229,900	N/A	\$220,000	\$223,000
Shady Cove / Trail	9	81.8%	1	9.1%	0	0.0%	11	139	N/A	N/A	130	\$225,500	N/A	N/A	\$177,445
Gold Hill & Rogue River	5	62.5%	3	37.5%	0	0.0%	8	80	N/A	N/A	56	\$144,000	N/A	N/A	\$126,050
<b>URBAN TOTALS</b>	<b>459</b>	<b>83.3%</b>	<b>50</b>	<b>9.1%</b>	<b>34</b>	<b>6.2%</b>	<b>551</b>	<b>64</b>	<b>36</b>	<b>100</b>	<b>63</b>	<b>\$221,000</b>	<b>\$144,500</b>	<b>\$152,500</b>	<b>\$208,000</b>

ALL HOMES ON MARKET (including rural) - 12/31/14							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	162	96.4%	4	2.4%	1	0.6%	168
Talent	24	92.3%	0	0.0%	1	3.8%	26
Phoenix	15	100.0%	0	0.0%	0	0.0%	15
Jacksonville	47	95.9%	0	0.0%	2	4.1%	49
Northwest Medford	14	93.3%	1	6.7%	0	0.0%	15
West Medford	50	87.7%	4	7.0%	3	5.3%	57
Southwest Medford	56	93.3%	2	3.3%	1	1.7%	60
East Medford	213	91.0%	10	4.3%	6	2.6%	234
Central Point	92	88.5%	7	6.7%	5	4.8%	104
White City	18	78.3%	3	13.0%	1	4.3%	23
Eagle Point	82	90.1%	4	4.4%	4	4.4%	91
Shady Cove / Trail	42	89.4%	2	4.3%	3	6.4%	47
Gold Hill & Rogue River	87	89.7%	5	5.2%	4	4.1%	97
Other Areas	57	96.6%	2	3.4%	0	0.0%	59
<b>COUNTY TOTALS</b>	<b>959</b>	<b>91.8%</b>	<b>44</b>	<b>4.2%</b>	<b>31</b>	<b>3.0%</b>	<b>1045</b>

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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