



JACKSON CO EXISTING URBAN HOME SALES - November 1, 2020 through January 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2020 vs Jan 2021	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	75	105	87	53	\$380,000	\$433,876	\$510,000	34.2%	17.5%	\$385,000	\$482,200
Talent	17	16	91	34	\$261,950	\$267,500	\$396,500	51.4%	48.2%	\$198,500	0
Phoenix	21	12	69	23	\$227,000	\$295,000	\$312,500	37.7%	5.9%	\$417,500	\$305,000
Jacksonville	20	14	109	57	\$461,500	\$453,500	\$549,750	19.1%	21.2%	\$410,250	\$489,500
Northwest Medford	16	26	33	14	\$201,000	\$270,000	\$291,000	44.8%	7.8%	\$267,250	\$307,000
West Medford	36	48	53	21	\$150,500	\$229,000	\$255,450	69.7%	11.6%	\$243,000	\$255,000
Southwest Medford	39	49	31	18	\$223,000	\$289,000	\$320,000	43.5%	10.7%	\$310,000	\$322,500
East Medford	184	189	59	32	\$271,000	\$302,500	\$355,000	31.0%	17.4%	\$300,500	\$360,000
Central Point	76	60	43	15	\$225,000	\$300,000	\$331,748	47.4%	10.6%	\$288,950	\$346,000
White City	20	32	31	20	\$174,500	\$230,500	\$267,250	53.2%	15.9%	\$230,000	\$272,500
Eagle Point	39	42	38	20	\$254,950	\$279,210	\$360,000	41.2%	28.9%	\$322,900	\$315,500
Shady Cove	16	14	76	73	\$195,000	\$315,000	\$348,500	78.7%	10.6%	N/A	0
Gold Hill & Rogue River	15	20	44	35	\$160,000	\$235,000	\$324,020	102.5%	37.9%	\$294,750	\$333,520
URBAN TOTALS	574	627	58	31	\$239,900	\$300,000	\$345,000	43.8%	15.0%	\$309,000	\$346,000

JACKSON CO NEW URBAN HOME SALES - November 1, 2020 through January 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2020 vs Jan 2021	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	1	154	N/A	\$395,000	\$450,000	N/A	N/A	N/A	N/A	N/A
Talent	3	1	225	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	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	0	105	N/A	\$239,990	\$245,500	N/A	N/A	N/A	N/A	N/A
West Medford	0	3	N/A	31	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	8	4	75	33	\$242,500	\$352,400	\$352,450	45.3%	0.0%	N/A	N/A
East Medford	29	25	73	29	\$328,630	\$395,000	\$407,223	23.9%	3.1%	\$385,495	\$375,558
Central Point	3	2	131	N/A	\$282,400	N/A	N/A	N/A	N/A	N/A	N/A
White City	9	16	72	30	\$196,500	\$228,550	\$239,900	22.1%	5.0%	N/A	N/A
Eagle Point	10	7	100	49	\$260,000	\$317,400	\$415,000	59.6%	30.7%	N/A	N/A
Shady Cove	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	0	N/A	N/A	\$197,500	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	74	60	92	32	\$277,500	\$342,300	\$359,347	29.5%	5.0%	\$342,200	\$416,500

JACKSON CO RURAL HOME SALES - November 1, 2020 through January 31, 2021

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jan 2020 vs Jan 2021	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	74	95	104	68	\$288,250	\$403,500	\$510,000	76.9%	26.4%	\$427,500	\$526,200
5 - 10 Acres	36	35	132	63	\$495,000	\$477,000	\$562,375	13.6%	17.9%	\$490,000	\$556,188
Over 10 Acres	30	44	197	143	\$487,450	\$691,250	\$639,000	31.1%	-7.6%	\$602,500	\$667,000
RURAL TOTALS	140	174	131	86	\$370,000	\$447,500	\$575,000	55.4%	28.5%	\$465,250	\$562,375

RESIDENTIAL INVENTORY

Area	Active As Of 01/31/20	Active As Of 01/31/21	% Change
Ashland	67	43	-35.8%
Talent	14	4	-71.4%
Phoenix	6	1	-83.3%
Jacksonville	23	10	-56.5%
Northwest Medford	8	7	-12.5%
West Medford	35	10	-71.4%
Southwest Medford	19	5	-73.7%
East Medford	119	32	-73.1%
Central Point	20	5	-75.0%
White City	20	2	-90.0%
Eagle Point	31	8	-74.2%
Shady Cove	17	5	-70.6%
Gold Hill & Rogue River	2	1	-50.0%
Rural	254	79	-68.9%
JACKSON COUNTY TOTALS	635	212	-66.6%

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, 2020 through January 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2020 vs Jan 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	0	0	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	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	3	2	22	N/A	N/A	N/A	N/A	N/A	N/A
Central Point	4	0	66	N/A	\$266,950	N/A	N/A	N/A	N/A
White City	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	4	0	19	N/A	\$215,000	N/A	N/A	N/A	N/A
Shady Cove	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	13	4	47	65	\$221,000	\$276,500	25.1%	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2020 through January 31, 2021

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	104	99.0%	1	1.0%	0	0.0%	105	53	N/A	N/A	53	\$510,000	N/A	N/A	\$510,000
Talent	16	100.0%	0	0.0%	0	0.0%	16	34	N/A	N/A	34	\$396,500	N/A	N/A	\$396,500
Phoenix	12	100.0%	0	0.0%	0	0.0%	12	23	N/A	N/A	23	\$312,500	N/A	N/A	\$312,500
Jacksonville	14	100.0%	0	0.0%	0	0.0%	14	57	N/A	N/A	57	\$549,750	N/A	N/A	\$549,750
Northwest Medford	26	100.0%	0	0.0%	0	0.0%	26	14	N/A	N/A	14	\$291,000	N/A	N/A	\$291,000
West Medford	47	97.9%	1	2.1%	0	0.0%	48	21	N/A	N/A	21	\$255,900	N/A	N/A	\$255,450
Southwest Medford	49	100.0%	0	0.0%	0	0.0%	49	18	N/A	N/A	18	\$320,000	N/A	N/A	\$320,000
East Medford	187	98.9%	1	0.5%	1	0.5%	189	31	N/A	N/A	32	\$355,000	N/A	N/A	\$355,000
Central Point	60	100.0%	0	0.0%	0	0.0%	60	15	N/A	N/A	15	\$331,748	N/A	N/A	\$331,748
White City	32	100.0%	0	0.0%	0	0.0%	32	20	N/A	N/A	20	\$267,250	N/A	N/A	\$267,250
Eagle Point	42	100.0%	0	0.0%	0	0.0%	42	20	N/A	N/A	20	\$360,000	N/A	N/A	\$360,000
Shady Cove	14	100.0%	0	0.0%	0	0.0%	14	73	N/A	N/A	73	\$348,500	N/A	N/A	\$348,500
Gold Hill & Rogue River	20	100.0%	0	0.0%	0	0.0%	20	35	N/A	N/A	35	\$324,020	N/A	N/A	\$324,020
URBAN TOTALS	623	99.4%	3	0.5%	1	0.2%	627	31	N/A	N/A	31	\$345,000	N/A	N/A	\$345,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 01/31/21

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	43	100.0%	0	0.0%	0	0.0%	43
Talent	4	100.0%	0	0.0%	0	0.0%	4
Phoenix	1	100.0%	0	0.0%	0	0.0%	1
Jacksonville	10	100.0%	0	0.0%	0	0.0%	10
Northwest Medford	7	100.0%	0	0.0%	0	0.0%	7
West Medford	10	100.0%	0	0.0%	0	0.0%	10
Southwest Medford	5	100.0%	0	0.0%	0	0.0%	5
East Medford	32	100.0%	0	0.0%	0	0.0%	32
Central Point	5	100.0%	0	0.0%	0	0.0%	5
White City	2	100.0%	0	0.0%	0	0.0%	2
Eagle Point	8	100.0%	0	0.0%	0	0.0%	8
Shady Cove	5	100.0%	0	0.0%	0	0.0%	5
Gold Hill & Rogue River	1	100.0%	0	0.0%	0	0.0%	1
Rural	78	98.7%	1	1.3%	0	0.0%	79
COUNTY TOTALS	211	99.5%	1	0.5%	0	0.0%	212

REO/Short sales and inventories are not foreclosure rates.

"Standard" 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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