



JACKSON CO EXISTING URBAN HOME SALES - January 1, 2021 through March 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2020 vs Mar 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	70	72	100	44	\$411,250	\$417,500	\$502,628	22.2%	20.4%	\$422,500	\$520,000
Talent	17	15	65	10	\$225,000	\$312,900	\$379,990	68.9%	21.4%	\$316,500	\$348,250
Phoenix	9	14	162	10	\$218,950	\$317,500	\$307,500	40.4%	-3.1%	N/A	0
Jacksonville	18	16	76	48	\$389,950	\$468,500	\$545,598	39.9%	16.5%	\$498,750	\$605,000
Northwest Medford	24	22	42	9	\$175,000	\$264,250	\$327,000	86.9%	23.7%	\$292,450	\$355,000
West Medford	40	38	46	18	\$141,250	\$224,000	\$240,400	70.2%	7.3%	\$187,000	\$250,250
Southwest Medford	35	41	49	14	\$222,000	\$286,000	\$328,000	47.7%	14.7%	\$276,500	\$357,000
East Medford	173	179	54	24	\$265,000	\$315,000	\$390,000	47.2%	23.8%	\$327,950	\$415,000
Central Point	65	60	33	20	\$214,402	\$300,000	\$338,250	57.8%	12.8%	\$309,500	\$337,500
White City	23	25	23	9	\$157,000	\$245,000	\$275,000	75.2%	12.2%	\$252,000	\$267,450
Eagle Point	40	32	48	17	\$232,000	\$318,500	\$375,000	61.6%	17.7%	\$328,450	\$377,500
Shady Cove	9	10	106	42	\$250,000	\$325,000	\$293,000	17.2%	-9.8%	N/A	\$372,250
Gold Hill & Rogue River	16	14	74	50	\$160,900	\$277,000	\$302,800	88.2%	9.3%	\$262,000	\$287,000
<b>URBAN TOTALS</b>	<b>539</b>	<b>538</b>	<b>59</b>	<b>24</b>	<b>\$230,000</b>	<b>\$305,000</b>	<b>\$350,000</b>	<b>52.2%</b>	<b>14.8%</b>	<b>\$316,750</b>	<b>\$366,750</b>

JACKSON CO NEW URBAN HOME SALES - January 1, 2021 through March 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2020 vs Mar 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	2	1	N/A	N/A	\$471,450	N/A	N/A	N/A	N/A	N/A
Talent	4	1	47	N/A	N/A	\$397,000	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	2	N/A	N/A	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	N/A	N/A
West Medford	5	0	40	N/A	N/A	\$285,000	N/A	N/A	N/A	N/A	N/A
Southwest Medford	5	3	99	59	\$249,900	\$360,500	N/A	N/A	N/A	N/A	N/A
East Medford	45	29	76	17	\$331,307	\$375,000	\$435,690	31.5%	16.2%	\$414,000	\$445,000
Central Point	4	5	82	1	\$249,900	\$337,808	\$369,900	48.0%	9.5%	N/A	N/A
White City	8	5	67	63	N/A	\$254,950	\$194,900	N/A	-23.6%	N/A	N/A
Eagle Point	6	7	87	55	\$264,900	\$316,200	\$416,500	57.2%	31.7%	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>83</b>	<b>57</b>	<b>72</b>	<b>30</b>	<b>\$284,900</b>	<b>\$360,990</b>	<b>\$384,721</b>	<b>35.0%</b>	<b>6.6%</b>	<b>\$375,000</b>	<b>\$417,532</b>

JACKSON CO RURAL HOME SALES - January 1, 2021 through March 31, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2020 vs Mar 2021	
	# 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	58	83	124	53	\$295,000	\$393,750	\$495,000	67.8%	25.7%	\$363,500	\$462,500
5 - 10 Acres	22	33	111	77	\$337,000	\$490,000	\$633,000	87.8%	29.2%	\$512,000	\$682,263
Over 10 Acres	31	43	119	120	\$572,500	\$525,000	\$780,000	36.2%	48.6%	\$502,500	\$765,000
<b>RURAL TOTALS</b>	<b>111</b>	<b>159</b>	<b>120</b>	<b>76</b>	<b>\$352,333</b>	<b>\$474,000</b>	<b>\$580,000</b>	<b>64.6%</b>	<b>22.4%</b>	<b>\$474,000</b>	<b>\$578,000</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 03/31/20	Active As Of 03/31/21	% Change
Ashland	101	65	-35.6%
Talent	16	3	-81.3%
Phoenix	12	3	-75.0%
Jacksonville	28	10	-64.3%
Northwest Medford	6	3	-50.0%
West Medford	31	19	-38.7%
Southwest Medford	17	7	-58.8%
East Medford	136	34	-75.0%
Central Point	30	6	-80.0%
White City	17	3	-82.4%
Eagle Point	30	12	-60.0%
Shady Cove	17	3	-82.4%
Gold Hill & Rogue River	1	1	0.0%
Rural	278	102	-63.3%
<b>JACKSON COUNTY TOTALS</b>	<b>720</b>	<b>271</b>	<b>-62.4%</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 - January 1, 2021 through March 31, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31			Mar 2020 vs Mar 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	4	1	52	N/A	\$461,000	N/A	N/A	N/A	N/A
Talent	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	2	0	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
Northwest Medford	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	5	1	73	N/A	\$275,000	N/A	N/A	N/A	N/A
Central Point	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	0	0	N/A	N/A	N/A	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	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>21</b>	<b>8</b>	<b>68</b>	<b>23</b>	<b>\$258,000</b>	<b>\$326,500</b>	<b>26.6%</b>	<b>\$215,000</b>	<b>N/A</b>

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

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Mar 31							Jan 1 - Mar 31				Jan 1 - Mar 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	71	98.6%	1	1.4%	0	0.0%	72	44	N/A	N/A	44	\$510,000	N/A	N/A	\$502,628
Talent	15	100.0%	0	0.0%	0	0.0%	15	10	N/A	N/A	10	\$379,990	N/A	N/A	\$379,990
Phoenix	14	100.0%	0	0.0%	0	0.0%	14	10	N/A	N/A	10	\$307,500	N/A	N/A	\$307,500
Jacksonville	15	93.8%	1	6.3%	0	0.0%	16	50	N/A	N/A	48	\$545,000	N/A	N/A	\$545,598
Northwest Medford	21	95.5%	1	4.5%	0	0.0%	22	9	N/A	N/A	9	\$325,000	N/A	N/A	\$327,000
West Medford	37	97.4%	1	2.6%	0	0.0%	38	18	N/A	N/A	18	\$244,900	N/A	N/A	\$240,400
Southwest Medford	41	100.0%	0	0.0%	0	0.0%	41	14	N/A	N/A	14	\$328,000	N/A	N/A	\$328,000
East Medford	178	99.4%	1	0.6%	0	0.0%	179	24	N/A	N/A	24	\$392,500	N/A	N/A	\$390,000
Central Point	58	96.7%	2	3.3%	0	0.0%	60	20	N/A	N/A	20	\$338,250	N/A	N/A	\$338,250
White City	25	100.0%	0	0.0%	0	0.0%	25	9	N/A	N/A	9	\$275,000	N/A	N/A	\$275,000
Eagle Point	32	100.0%	0	0.0%	0	0.0%	32	17	N/A	N/A	17	\$375,000	N/A	N/A	\$375,000
Shady Cove	10	100.0%	0	0.0%	0	0.0%	10	42	N/A	N/A	42	\$293,000	N/A	N/A	\$293,000
Gold Hill & Rogue River	14	100.0%	0	0.0%	0	0.0%	14	50	N/A	N/A	50	\$302,800	N/A	N/A	\$302,800
<b>URBAN TOTALS</b>	<b>531</b>	<b>98.7%</b>	<b>7</b>	<b>1.3%</b>	<b>0</b>	<b>0.0%</b>	<b>538</b>	<b>24</b>	<b>26</b>	<b>N/A</b>	<b>24</b>	<b>\$350,000</b>	<b>\$390,000</b>	<b>N/A</b>	<b>\$350,000</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 03/31/21**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	65	100.0%	0	0.0%	0	0.0%	65
Talent	3	100.0%	0	0.0%	0	0.0%	3
Phoenix	3	100.0%	0	0.0%	0	0.0%	3
Jacksonville	10	100.0%	0	0.0%	0	0.0%	10
Northwest Medford	3	100.0%	0	0.0%	0	0.0%	3
West Medford	18	94.7%	1	5.3%	0	0.0%	19
Southwest Medford	7	100.0%	0	0.0%	0	0.0%	7
East Medford	34	100.0%	0	0.0%	0	0.0%	34
Central Point	6	100.0%	0	0.0%	0	0.0%	6
White City	3	100.0%	0	0.0%	0	0.0%	3
Eagle Point	12	100.0%	0	0.0%	0	0.0%	12
Shady Cove	3	100.0%	0	0.0%	0	0.0%	3
Gold Hill & Rogue River	1	100.0%	0	0.0%	0	0.0%	1
Rural	99	97.1%	3	2.9%	0	0.0%	102
<b>COUNTY TOTALS</b>	<b>267</b>	<b>98.5%</b>	<b>4</b>	<b>1.5%</b>	<b>0</b>	<b>0.0%</b>	<b>271</b>

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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