



JACKSON CO EXISTING URBAN HOME SALES - January 1, 2022 through March 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2021 vs Mar 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	72	108	44	46	\$439,000	\$495,128	\$526,450	19.9%	6.3%	\$520,000	\$585,000
Talent	15	15	10	17	\$315,000	\$379,990	\$390,000	23.8%	2.6%	\$348,250	\$390,000
Phoenix	14	10	10	27	\$294,600	\$307,500	\$415,250	41.0%	35.0%	N/A	\$432,000
Jacksonville	16	10	48	46	\$394,500	\$545,598	\$592,500	50.2%	8.6%	\$585,000	\$601,000
Northwest Medford	22	25	9	30	\$207,300	\$327,000	\$350,000	68.8%	7.0%	\$355,000	\$357,500
West Medford	38	60	18	43	\$175,000	\$240,400	\$299,000	70.9%	24.4%	\$250,250	\$300,000
Southwest Medford	41	37	14	35	\$230,000	\$328,000	\$395,000	71.7%	20.4%	\$357,000	\$400,000
East Medford	183	193	24	38	\$283,000	\$385,000	\$420,000	48.4%	9.1%	\$407,500	\$425,000
Central Point	62	84	20	21	\$249,900	\$336,250	\$353,000	41.3%	5.0%	\$335,000	\$370,000
White City	25	28	9	13	\$196,500	\$275,000	\$326,500	66.2%	18.7%	\$267,450	\$326,000
Eagle Point	32	52	17	24	\$260,000	\$375,000	\$395,000	51.9%	5.3%	\$377,500	\$385,250
Shady Cove	10	12	42	69	\$222,500	\$293,000	\$351,650	58.0%	20.0%	\$372,250	\$370,000
Gold Hill & Rogue River	14	17	50	40	\$180,000	\$302,800	\$399,900	122.2%	32.1%	\$287,000	\$400,000
URBAN TOTALS	544	651	24	35	\$257,500	\$350,000	\$397,500	54.4%	13.6%	\$362,500	\$399,900

JACKSON CO NEW URBAN HOME SALES - January 1, 2022 through March 31, 2022											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2021 vs Mar 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	6	N/A	97	\$615,000	N/A	\$647,543	5.3%	N/A	N/A	N/A
Talent	1	6	N/A	48	N/A	N/A	\$393,310	N/A	N/A	N/A	N/A
Phoenix	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	6	N/A	17	N/A	N/A	\$367,400	N/A	N/A	N/A	\$374,900
West Medford	0	2	N/A	N/A	\$239,900	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	3	6	59	3	N/A	N/A	\$337,900	N/A	N/A	N/A	N/A
East Medford	29	37	26	11	\$356,900	\$435,690	\$484,789	35.8%	11.3%	\$445,000	\$476,894
Central Point	5	7	1	86	\$274,900	\$369,900	\$471,685	71.6%	27.5%	N/A	\$473,293
White City	5	4	63	75	\$228,850	\$194,900	\$244,900	7.0%	25.7%	N/A	N/A
Eagle Point	7	13	55	68	\$277,000	\$416,500	\$415,000	49.8%	-0.4%	N/A	\$429,000
Shady Cove	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	2	N/A	N/A	\$214,900	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	57	92	34	39	\$299,000	\$395,000	\$445,259	48.9%	12.7%	\$417,532	\$457,350

JACKSON CO RURAL HOME SALES - January 1, 2022 through March 31, 2022											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2021 vs Mar 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2017	Median \$ 2021	Median \$ 2022	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	83	86	53	48	\$299,500	\$495,000	\$599,450	100.2%	21.1%	\$475,000	\$600,000
5 - 10 Acres	33	31	77	62	\$385,000	\$633,000	\$637,900	65.7%	0.8%	\$682,263	\$580,000
Over 10 Acres	43	24	120	83	\$535,000	\$780,000	\$801,250	49.8%	2.7%	\$765,000	\$838,450
RURAL TOTALS	159	141	76	57	\$367,000	\$578,000	\$615,000	67.6%	6.4%	\$574,000	\$607,500

RESIDENTIAL INVENTORY			
Area	Active As Of 03/31/21	Active As Of 03/31/22	% Change
Ashland	64	69	7.8%
Talent	3	18	500.0%
Phoenix	2	6	200.0%
Jacksonville	10	6	-40.0%
Northwest Medford	2	2	0.0%
West Medford	20	13	-35.0%
Southwest Medford	20	13	-35.0%
East Medford	48	42	-12.5%
Central Point	11	17	54.5%
White City	8	13	62.5%
Eagle Point	16	20	25.0%
Shady Cove	7	12	71.4%
Gold Hill & Rogue River	2	1	-50.0%
Rural	129	173	34.1%
JACKSON COUNTY TOTALS	342	405	18.4%

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, 2022 through March 31, 2022

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31			Mar 2021 vs Mar 2022	
	# Sold 2021	# Sold 2022	Average 2021	Average 2022	Median \$ 2021	Median \$ 2022	1-year % Change	Median \$	Median \$
Ashland	1	0	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Central Point	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	0	1	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	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	8	3	23	156	\$326,500	N/A	N/A	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - January 1, 2022 through March 31, 2022

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	108	100.0%	0	0.0%	0	0.0%	108	46	N/A	N/A	46	\$526,450	N/A	N/A	\$526,450
Talent	15	100.0%	0	0.0%	0	0.0%	15	17	N/A	N/A	17	\$390,000	N/A	N/A	\$390,000
Phoenix	10	100.0%	0	0.0%	0	0.0%	10	27	N/A	N/A	27	\$415,250	N/A	N/A	\$415,250
Jacksonville	10	100.0%	0	0.0%	0	0.0%	10	46	N/A	N/A	46	\$592,500	N/A	N/A	\$592,500
Northwest Medford	25	100.0%	0	0.0%	0	0.0%	25	30	N/A	N/A	30	\$350,000	N/A	N/A	\$350,000
West Medford	59	98.3%	1	1.7%	0	0.0%	60	40	N/A	N/A	43	\$298,000	N/A	N/A	\$299,000
Southwest Medford	37	100.0%	0	0.0%	0	0.0%	37	35	N/A	N/A	35	\$395,000	N/A	N/A	\$395,000
East Medford	192	99.5%	0	0.0%	1	0.5%	193	37	N/A	N/A	38	\$421,750	N/A	N/A	\$420,000
Central Point	84	100.0%	0	0.0%	0	0.0%	84	21	N/A	N/A	21	\$353,000	N/A	N/A	\$353,000
White City	27	96.4%	1	3.6%	0	0.0%	28	13	N/A	N/A	13	\$327,000	N/A	N/A	\$326,500
Eagle Point	52	100.0%	0	0.0%	0	0.0%	52	24	N/A	N/A	24	\$395,000	N/A	N/A	\$395,000
Shady Cove	12	100.0%	0	0.0%	0	0.0%	12	69	N/A	N/A	69	\$351,650	N/A	N/A	\$351,650
Gold Hill & Rogue River	17	100.0%	0	0.0%	0	0.0%	17	40	N/A	N/A	40	\$399,900	N/A	N/A	\$399,900
URBAN TOTALS	648	99.5%	2	0.3%	1	0.2%	651	34	N/A	N/A	35	\$398,250	N/A	N/A	\$397,500

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 03/31/22

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	69	100.0%	0	0.0%	0	0.0%	69
Talent	18	100.0%	0	0.0%	0	0.0%	18
Phoenix	6	100.0%	0	0.0%	0	0.0%	6
Jacksonville	6	100.0%	0	0.0%	0	0.0%	6
Northwest Medford	2	100.0%	0	0.0%	0	0.0%	2
West Medford	12	92.3%	0	0.0%	1	7.7%	13
Southwest Medford	13	100.0%	0	0.0%	0	0.0%	13
East Medford	42	100.0%	0	0.0%	0	0.0%	42
Central Point	15	88.2%	2	11.8%	0	0.0%	17
White City	13	100.0%	0	0.0%	0	0.0%	13
Eagle Point	20	100.0%	0	0.0%	0	0.0%	20
Shady Cove	12	100.0%	0	0.0%	0	0.0%	12
Gold Hill & Rogue River	1	100.0%	0	0.0%	0	0.0%	1
Rural	171	98.8%	2	1.2%	0	0.0%	173
COUNTY TOTALS	400	98.8%	4	1.0%	1	0.2%	405

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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