



JACKSON CO EXISTING URBAN HOME SALES - February 1, 2021 through April 30, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2020 vs Apr 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	82	100	32	\$380,000	\$427,500	\$547,500	44.1%	28.1%	\$462,250	\$568,750
Talent	18	15	59	9	\$267,000	\$325,000	\$375,000	40.4%	15.4%	\$327,000	N/A
Phoenix	7	18	104	9	\$217,500	\$277,000	\$345,150	58.7%	24.6%	N/A	\$349,500
Jacksonville	20	17	69	41	\$399,900	\$490,000	\$560,000	40.0%	14.3%	\$491,500	\$560,000
Northwest Medford	24	21	36	4	\$185,950	\$269,450	\$326,690	75.7%	21.2%	\$299,900	\$300,500
West Medford	48	50	34	23	\$145,750	\$215,000	\$258,700	77.5%	20.3%	\$215,000	\$274,500
Southwest Medford	40	38	39	10	\$223,500	\$286,500	\$337,000	50.8%	17.6%	\$295,000	\$343,500
East Medford	189	200	47	29	\$264,900	\$325,000	\$420,000	58.6%	29.2%	\$325,000	\$425,000
Central Point	66	67	33	13	\$214,950	\$301,000	\$335,000	55.9%	11.3%	\$287,000	\$350,500
White City	28	34	27	8	\$157,000	\$247,500	\$292,500	86.3%	18.2%	\$253,000	\$315,100
Eagle Point	45	35	45	10	\$244,250	\$322,000	\$410,000	67.9%	27.3%	\$383,300	\$410,000
Shady Cove	11	15	61	45	\$187,500	\$245,000	\$332,500	77.3%	35.7%	\$251,750	\$354,550
Gold Hill & Rogue River	18	15	56	44	\$167,950	\$260,000	\$287,000	70.9%	10.4%	\$260,000	\$290,000
URBAN TOTALS	584	607	51	23	\$229,000	\$306,037	\$365,000	59.4%	19.3%	\$307,075	\$380,000

JACKSON CO NEW URBAN HOME SALES - February 1, 2021 through April 30, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2020 vs Apr 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	3	6	87	N/A	\$579,900	N/A	N/A	N/A	N/A	N/A
Talent	4	2	224	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	5	N/A	92	\$205,375	N/A	\$334,900	63.1%	N/A	N/A	N/A
West Medford	6	0	57	N/A	N/A	\$287,500	N/A	N/A	N/A	N/A	N/A
Southwest Medford	7	3	75	59	\$249,900	\$359,900	N/A	N/A	N/A	\$337,400	N/A
East Medford	44	32	54	19	\$340,750	\$374,950	\$446,850	31.1%	19.2%	\$374,900	\$495,950
Central Point	4	9	4	7	\$228,000	\$376,928	\$389,900	71.0%	3.4%	N/A	\$389,900
White City	10	10	57	41	\$207,000	\$266,950	\$215,900	4.3%	-19.1%	\$263,500	\$250,000
Eagle Point	5	14	40	51	\$259,900	\$439,900	\$459,393	76.8%	4.4%	N/A	\$489,000
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	2	N/A	N/A	\$204,400	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	86	81	58	47	\$259,900	\$362,495	\$395,000	52.0%	9.0%	\$356,615	\$423,070

JACKSON CO RURAL HOME SALES - February 1, 2021 through April 30, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2020 vs Apr 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	67	82	113	42	\$332,000	\$395,000	\$499,950	50.6%	26.6%	\$405,000	\$590,000
5 - 10 Acres	24	40	102	48	\$305,000	\$527,500	\$660,000	116.4%	25.1%	\$575,000	\$622,500
Over 10 Acres	29	39	119	106	\$595,000	\$505,000	\$780,000	31.1%	54.5%	\$429,500	\$775,000
RURAL TOTALS	120	161	112	59	\$356,250	\$470,000	\$600,000	68.4%	27.7%	\$435,000	\$595,000

RESIDENTIAL INVENTORY			
Area	Active As Of 04/30/20	Active As Of 04/30/21	% Change
Ashland	109	66	-39.4%
Talent	18	2	-88.9%
Phoenix	11	2	-81.8%
Jacksonville	26	7	-73.1%
Northwest Medford	11	5	-54.5%
West Medford	31	21	-32.3%
Southwest Medford	24	7	-70.8%
East Medford	158	40	-74.7%
Central Point	42	8	-81.0%
White City	17	5	-70.6%
Eagle Point	35	15	-57.1%
Shady Cove	11	8	-27.3%
Gold Hill & Rogue River	4	0	0.0%
Rural	272	107	-60.7%
JACKSON COUNTY TOTALS	769	293	-61.9%

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 - February 1, 2021 through April 30, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2020 vs Apr 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	5	0	88	N/A	\$422,000	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	0	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	6	1	64	N/A	\$266,500	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	1	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
URBAN TOTALS	23	7	73	22	\$244,125	\$390,000	59.8%	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - February 1, 2021 through April 30, 2021

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	82	100.0%	0	0.0%	0	0.0%	82	32	N/A	N/A	32	\$547,500	N/A	N/A	\$547,500
Talent	15	100.0%	0	0.0%	0	0.0%	15	9	N/A	N/A	9	\$375,000	N/A	N/A	\$375,000
Phoenix	18	100.0%	0	0.0%	0	0.0%	18	9	N/A	N/A	9	\$345,150	N/A	N/A	\$345,150
Jacksonville	16	94.1%	1	5.9%	0	0.0%	17	42	N/A	N/A	41	\$553,098	N/A	N/A	\$560,000
Northwest Medford	20	95.2%	1	4.8%	0	0.0%	21	4	N/A	N/A	4	\$319,345	N/A	N/A	\$326,690
West Medford	50	100.0%	0	0.0%	0	0.0%	50	23	N/A	N/A	23	\$258,700	N/A	N/A	\$258,700
Southwest Medford	38	100.0%	0	0.0%	0	0.0%	38	10	N/A	N/A	10	\$337,000	N/A	N/A	\$337,000
East Medford	199	99.5%	1	0.5%	0	0.0%	200	29	N/A	N/A	29	\$420,000	N/A	N/A	\$420,000
Central Point	65	97.0%	2	3.0%	0	0.0%	67	12	N/A	N/A	13	\$335,000	N/A	N/A	\$335,000
White City	34	100.0%	0	0.0%	0	0.0%	34	8	N/A	N/A	8	\$292,500	N/A	N/A	\$292,500
Eagle Point	35	100.0%	0	0.0%	0	0.0%	35	10	N/A	N/A	10	\$410,000	N/A	N/A	\$410,000
Shady Cove	14	93.3%	1	6.7%	0	0.0%	15	45	N/A	N/A	45	\$333,750	N/A	N/A	\$332,500
Gold Hill & Rogue River	15	100.0%	0	0.0%	0	0.0%	15	44	N/A	N/A	44	\$287,000	N/A	N/A	\$287,000
URBAN TOTALS	601	99.0%	6	1.0%	0	0.0%	607	23	25	N/A	23	\$365,000	\$407,000	N/A	\$365,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 04/30/21

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	66	100.0%	0	0.0%	0	0.0%	66
Talent	2	100.0%	0	0.0%	0	0.0%	2
Phoenix	2	100.0%	0	0.0%	0	0.0%	2
Jacksonville	7	100.0%	0	0.0%	0	0.0%	7
Northwest Medford	5	100.0%	0	0.0%	0	0.0%	5
West Medford	20	95.2%	1	4.8%	0	0.0%	21
Southwest Medford	7	100.0%	0	0.0%	0	0.0%	7
East Medford	40	100.0%	0	0.0%	0	0.0%	40
Central Point	8	100.0%	0	0.0%	0	0.0%	8
White City	5	100.0%	0	0.0%	0	0.0%	5
Eagle Point	15	100.0%	0	0.0%	0	0.0%	15
Shady Cove	8	100.0%	0	0.0%	0	0.0%	8
Gold Hill & Rogue River	0	0.0%	0	0.0%	0	0.0%	0
Rural	106	99.1%	1	0.9%	0	0.0%	107
COUNTY TOTALS	291	99.3%	2	0.7%	0	0.0%	293

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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