



JACKSON CO EXISTING URBAN HOME SALES - April 1, 2021 through June 30, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2020 vs Jun 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	51	129	51	25	\$389,000	\$459,500	\$557,500	43.3%	21.3%	\$472,500	\$587,500
Talent	14	14	66	16	\$275,000	\$293,750	\$415,000	50.9%	41.3%	\$257,000	\$420,000
Phoenix	17	15	52	13	\$224,950	\$292,400	\$360,000	60.0%	23.1%	\$295,000	N/A
Jacksonville	25	25	74	46	\$374,950	\$493,000	\$590,000	57.4%	19.7%	\$532,000	\$639,500
Northwest Medford	18	26	15	9	\$197,500	\$299,450	\$325,845	65.0%	8.8%	\$310,000	\$325,000
West Medford	53	50	38	21	\$169,500	\$230,000	\$277,225	63.6%	20.5%	\$251,750	\$280,000
Southwest Medford	36	50	29	13	\$230,000	\$292,250	\$354,700	54.2%	21.4%	\$310,000	\$385,000
East Medford	191	254	39	19	\$270,000	\$325,000	\$419,950	55.5%	29.2%	\$326,500	\$426,100
Central Point	78	80	29	13	\$215,000	\$294,500	\$371,250	72.7%	26.1%	\$306,000	\$373,500
White City	29	48	19	8	\$170,000	\$253,000	\$305,000	79.4%	20.6%	\$253,950	\$312,500
Eagle Point	41	58	39	14	\$261,950	\$331,000	\$422,500	61.3%	27.6%	\$348,400	\$459,500
Shady Cove	16	14	58	31	\$245,625	\$269,950	\$339,500	38.2%	25.8%	\$300,000	\$332,000
Gold Hill & Rogue River	15	22	38	26	\$180,000	\$265,000	\$322,000	78.9%	21.5%	N/A	\$360,000
URBAN TOTALS	584	785	39	19	\$249,000	\$305,000	\$386,000	55.0%	26.6%	\$315,000	\$395,000

JACKSON CO NEW URBAN HOME SALES - April 1, 2021 through June 30, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2020 vs Jun 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	5	183	150	\$520,000	\$435,000	\$614,900	18.3%	41.4%	N/A	N/A
Talent	2	2	N/A	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	3	0	41	N/A	\$315,000	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	6	N/A	84	\$200,375	N/A	\$345,950	72.7%	N/A	N/A	\$352,000
West Medford	4	3	92	23	\$229,950	\$302,350	N/A	N/A	N/A	N/A	N/A
Southwest Medford	8	2	32	N/A	\$254,900	\$312,450	N/A	N/A	N/A	N/A	N/A
East Medford	34	27	32	26	\$357,794	\$396,719	\$449,900	25.7%	13.4%	\$432,724	\$503,669
Central Point	1	11	N/A	17	\$228,000	N/A	\$423,070	85.6%	N/A	N/A	\$439,000
White City	12	20	51	18	\$206,000	\$244,500	\$250,000	21.4%	2.2%	\$225,450	\$259,000
Eagle Point	9	17	24	49	\$267,000	\$439,900	\$440,000	64.8%	0.0%	\$402,450	\$440,000
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	1	1	N/A	N/A	\$194,900	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	78	94	55	48	\$300,000	\$356,058	\$413,217	37.7%	16.1%	\$377,500	\$434,239

JACKSON CO RURAL HOME SALES - April 1, 2021 through June 30, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30					Jun 2020 vs Jun 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	86	93	71	38	\$337,500	\$406,250	\$555,900	64.7%	36.8%	\$429,000	\$587,500
5 - 10 Acres	39	49	84	23	\$391,500	\$540,000	\$682,263	74.3%	26.3%	\$510,000	\$746,000
Over 10 Acres	34	37	165	57	\$545,000	\$614,000	\$775,000	42.2%	26.2%	\$603,000	\$766,750
RURAL TOTALS	159	179	94	38	\$383,750	\$485,000	\$600,000	56.4%	23.7%	\$510,000	\$660,000

RESIDENTIAL INVENTORY			
Area	Active As Of 06/30/20	Active As Of 06/30/21	% Change
Ashland	104	90	-13.5%
Talent	13	3	-76.9%
Phoenix	7	2	-71.4%
Jacksonville	18	8	-55.6%
Northwest Medford	9	7	-22.2%
West Medford	28	24	-14.3%
Southwest Medford	17	6	-64.7%
East Medford	121	50	-58.7%
Central Point	23	17	-26.1%
White City	14	2	-85.7%
Eagle Point	33	32	-3.0%
Shady Cove	13	9	-30.8%
Gold Hill & Rogue River	5	2	-60.0%
Rural	232	147	-36.6%
JACKSON COUNTY TOTALS	637	399	-37.4%

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 - April 1, 2021 through June 30, 2021									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Apr 1 - Jun 30		Apr 1 - Jun 30		Apr 1 - Jun 30			Jun 2020 vs Jun 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	2	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	1	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	3	1	132	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	4	0	94	N/A	\$224,250	N/A	N/A	N/A	N/A
Central Point	3	1	31	N/A	N/A	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	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove	2	1	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	17	4	85	32	\$199,500	\$295,000	47.9%	\$197,000	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - April 1, 2021 through June 30, 2021															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Apr 1 - Jun 30							Apr 1 - Jun 30				Apr 1 - Jun 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	129	100.0%	0	0.0%	0	0.0%	129	25	N/A	N/A	25	\$557,500	N/A	N/A	\$557,500
Talent	14	100.0%	0	0.0%	0	0.0%	14	16	N/A	N/A	16	\$415,000	N/A	N/A	\$415,000
Phoenix	15	100.0%	0	0.0%	0	0.0%	15	13	N/A	N/A	13	\$360,000	N/A	N/A	\$360,000
Jacksonville	25	100.0%	0	0.0%	0	0.0%	25	46	N/A	N/A	46	\$590,000	N/A	N/A	\$590,000
Northwest Medford	26	100.0%	0	0.0%	0	0.0%	26	9	N/A	N/A	9	\$325,845	N/A	N/A	\$325,845
West Medford	49	98.0%	1	2.0%	0	0.0%	50	20	N/A	N/A	21	\$278,000	N/A	N/A	\$277,225
Southwest Medford	49	98.0%	0	0.0%	1	2.0%	50	13	N/A	N/A	13	\$354,900	N/A	N/A	\$354,700
East Medford	254	100.0%	0	0.0%	0	0.0%	254	19	N/A	N/A	19	\$419,950	N/A	N/A	\$419,950
Central Point	79	98.8%	1	1.3%	0	0.0%	80	13	N/A	N/A	13	\$373,500	N/A	N/A	\$371,250
White City	48	100.0%	0	0.0%	0	0.0%	48	8	N/A	N/A	8	\$305,000	N/A	N/A	\$305,000
Eagle Point	58	100.0%	0	0.0%	0	0.0%	58	14	N/A	N/A	14	\$422,500	N/A	N/A	\$422,500
Shady Cove	13	92.9%	1	7.1%	0	0.0%	14	30	N/A	N/A	31	\$345,000	N/A	N/A	\$339,500
Gold Hill & Rogue River	22	100.0%	0	0.0%	0	0.0%	22	26	N/A	N/A	26	\$322,000	N/A	N/A	\$322,000
URBAN TOTALS	781	99.5%	3	0.4%	1	0.1%	785	19	N/A	N/A	19	\$388,000	N/A	N/A	\$386,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 06/30/21							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	89	98.9%	1	1.1%	0	0.0%	90
Talent	3	100.0%	0	0.0%	0	0.0%	3
Phoenix	2	100.0%	0	0.0%	0	0.0%	2
Jacksonville	8	100.0%	0	0.0%	0	0.0%	8
Northwest Medford	7	100.0%	0	0.0%	0	0.0%	7
West Medford	24	100.0%	0	0.0%	0	0.0%	24
Southwest Medford	6	100.0%	0	0.0%	0	0.0%	6
East Medford	48	96.0%	0	0.0%	2	4.0%	50
Central Point	17	100.0%	0	0.0%	0	0.0%	17
White City	2	100.0%	0	0.0%	0	0.0%	2
Eagle Point	30	93.8%	2	6.3%	0	0.0%	32
Shady Cove	9	100.0%	0	0.0%	0	0.0%	9
Gold Hill & Rogue River	2	100.0%	0	0.0%	0	0.0%	2
Rural	146	99.3%	1	0.7%	0	0.0%	147
COUNTY TOTALS	393	98.5%	4	1.0%	2	0.5%	399

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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