



JACKSON CO EXISTING URBAN HOME SALES - July 1, 2021 through September 30, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2020 vs Sep 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	138	134	68	31	\$400,000	\$479,500	\$530,000	32.5%	10.5%	\$430,000	\$510,000
Talent	23	16	46	20	\$307,750	\$340,000	\$395,000	28.4%	16.2%	\$369,000	\$413,000
Phoenix	16	16	36	11	\$205,000	\$360,445	\$379,000	84.9%	5.1%	\$331,750	N/A
Jacksonville	28	16	76	37	\$380,000	\$447,500	\$655,000	72.4%	46.4%	\$484,500	\$630,000
Northwest Medford	30	33	13	16	\$229,000	\$274,500	\$325,000	41.9%	18.4%	\$278,000	\$365,900
West Medford	57	71	32	21	\$152,123	\$241,500	\$280,000	84.1%	15.9%	\$248,000	\$280,000
Southwest Medford	49	43	24	10	\$238,000	\$314,000	\$370,000	55.5%	17.8%	\$323,500	\$375,000
East Medford	238	245	42	20	\$278,000	\$345,000	\$395,000	42.1%	14.5%	\$345,000	\$395,000
Central Point	102	109	27	13	\$222,000	\$299,450	\$365,000	64.4%	21.9%	\$307,000	\$367,500
White City	36	34	7	8	\$175,000	\$260,000	\$310,000	77.1%	19.2%	\$275,000	\$300,000
Eagle Point	63	57	33	23	\$250,500	\$347,500	\$400,000	59.7%	15.1%	\$374,888	\$372,000
Shady Cove	12	25	70	21	\$209,000	\$362,000	\$365,000	74.6%	0.8%	\$409,500	\$291,000
Gold Hill & Rogue River	18	21	41	18	\$168,200	\$243,750	\$355,000	111.1%	45.6%	\$425,000	\$343,000
URBAN TOTALS	810	820	41	20	\$252,000	\$333,200	\$380,000	50.8%	14.0%	\$338,500	\$379,950

JACKSON CO NEW URBAN HOME SALES - July 1, 2021 through September 30, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2020 vs Sep 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	13	10	155	171	\$425,000	\$599,000	\$479,800	12.9%	-19.9%	\$574,254	\$469,900
Talent	5	1	275	N/A	N/A	\$343,400	N/A	N/A	N/A	N/A	N/A
Phoenix	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	3	0	125	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	6	N/A	38	N/A	N/A	\$344,900	N/A	N/A	N/A	N/A
West Medford	7	3	40	14	N/A	\$307,400	N/A	N/A	N/A	N/A	N/A
Southwest Medford	15	9	35	76	N/A	\$317,900	\$374,900	N/A	17.9%	\$320,000	\$370,000
East Medford	51	20	57	27	\$336,475	\$424,000	\$482,450	43.4%	13.8%	\$409,450	N/A
Central Point	10	9	82	9	\$325,764	\$357,684	\$430,000	32.0%	20.2%	N/A	\$437,500
White City	11	11	91	29	\$215,200	\$214,900	\$259,900	20.8%	20.9%	\$214,900	N/A
Eagle Point	14	10	32	26	\$298,000	\$405,250	\$441,000	48.0%	8.8%	\$415,000	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	\$208,900	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	130	80	75	48	\$303,700	\$375,000	\$430,000	41.6%	14.7%	\$359,493	\$399,000

JACKSON CO RURAL HOME SALES - July 1, 2021 through September 30, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2020 vs Sep 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	113	95	62	40	\$359,000	\$455,000	\$525,000	46.2%	15.4%	\$486,000	\$492,000
5 - 10 Acres	50	39	85	42	\$434,500	\$595,000	\$636,000	46.4%	6.9%	\$656,500	\$600,000
Over 10 Acres	47	46	105	55	\$567,500	\$688,500	\$907,500	59.9%	31.8%	\$632,500	\$990,000
RURAL TOTALS	210	180	77	44	\$390,000	\$530,000	\$633,500	62.4%	19.5%	\$549,000	\$587,500

RESIDENTIAL INVENTORY			
Area	Active As Of 09/30/20	Active As Of 09/30/21	% Change
Ashland	74	102	37.8%
Talent	9	8	-11.1%
Phoenix	4	7	75.0%
Jacksonville	8	7	-12.5%
Northwest Medford	9	7	-22.2%
West Medford	18	26	44.4%
Southwest Medford	9	17	88.9%
East Medford	85	98	15.3%
Central Point	14	24	71.4%
White City	17	5	-70.6%
Eagle Point	18	35	94.4%
Shady Cove	13	23	76.9%
Gold Hill & Rogue River	5	8	60.0%
Rural	169	184	8.9%
JACKSON COUNTY TOTALS	452	551	21.9%

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 - July 1, 2021 through September 30, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30			Sep 2020 vs Sep 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	3	1	81	N/A	N/A	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	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	2	0	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	6	1	39	N/A	\$292,000	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	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	2	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	17	2	56	N/A	\$235,000	N/A	N/A	\$240,000	N/A

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

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jul 1 - Sep 30							Jul 1 - Sep 30				Jul 1 - Sep 30			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	133	99.3%	1	0.7%	0	0.0%	134	31	N/A	N/A	31	\$530,000	N/A	N/A	\$530,000
Talent	16	100.0%	0	0.0%	0	0.0%	16	20	N/A	N/A	20	\$395,000	N/A	N/A	\$395,000
Phoenix	16	100.0%	0	0.0%	0	0.0%	16	11	N/A	N/A	11	\$379,000	N/A	N/A	\$379,000
Jacksonville	16	100.0%	0	0.0%	0	0.0%	16	37	N/A	N/A	37	\$655,000	N/A	N/A	\$655,000
Northwest Medford	33	100.0%	0	0.0%	0	0.0%	33	16	N/A	N/A	16	\$325,000	N/A	N/A	\$325,000
West Medford	71	100.0%	0	0.0%	0	0.0%	71	21	N/A	N/A	21	\$280,000	N/A	N/A	\$280,000
Southwest Medford	43	100.0%	0	0.0%	0	0.0%	43	10	N/A	N/A	10	\$370,000	N/A	N/A	\$370,000
East Medford	244	99.6%	0	0.0%	1	0.4%	245	19	N/A	N/A	20	\$396,250	N/A	N/A	\$395,000
Central Point	109	100.0%	0	0.0%	0	0.0%	109	13	N/A	N/A	13	\$365,000	N/A	N/A	\$365,000
White City	34	100.0%	0	0.0%	0	0.0%	34	8	N/A	N/A	8	\$310,000	N/A	N/A	\$310,000
Eagle Point	57	100.0%	0	0.0%	0	0.0%	57	23	N/A	N/A	23	\$400,000	N/A	N/A	\$400,000
Shady Cove	25	100.0%	0	0.0%	0	0.0%	25	21	N/A	N/A	21	\$365,000	N/A	N/A	\$365,000
Gold Hill & Rogue River	21	100.0%	0	0.0%	0	0.0%	21	18	N/A	N/A	18	\$355,000	N/A	N/A	\$355,000
URBAN TOTALS	818	99.8%	1	0.1%	1	0.1%	820	20	N/A	N/A	20	\$380,000	N/A	N/A	\$380,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 09/30/21

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	102	100.0%	0	0.0%	0	0.0%	102
Talent	8	100.0%	0	0.0%	0	0.0%	8
Phoenix	7	100.0%	0	0.0%	0	0.0%	7
Jacksonville	7	100.0%	0	0.0%	0	0.0%	7
Northwest Medford	7	100.0%	0	0.0%	0	0.0%	7
West Medford	24	92.3%	2	7.7%	0	0.0%	26
Southwest Medford	17	100.0%	0	0.0%	0	0.0%	17
East Medford	98	100.0%	0	0.0%	0	0.0%	98
Central Point	24	100.0%	0	0.0%	0	0.0%	24
White City	5	100.0%	0	0.0%	0	0.0%	5
Eagle Point	34	97.1%	1	2.9%	0	0.0%	35
Shady Cove	22	95.7%	0	0.0%	1	4.3%	23
Gold Hill & Rogue River	8	100.0%	0	0.0%	0	0.0%	8
Rural	183	99.5%	1	0.5%	0	0.0%	184
COUNTY TOTALS	546	99.1%	4	0.7%	1	0.2%	551

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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