



JACKSON CO EXISTING URBAN HOME SALES - August 1, 2021 through October 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2020 vs Oct 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	136	120	58	29	\$400,000	\$467,000	\$533,750	33.4%	14.3%	\$440,000	\$580,000
Talent	28	13	29	10	\$305,000	\$336,250	\$380,000	24.6%	13.0%	\$320,950	N/A
Phoenix	15	14	21	16	\$218,500	\$322,500	\$394,000	80.3%	22.2%	\$275,000	\$398,000
Jacksonville	21	19	44	25	\$412,500	\$484,500	\$645,000	56.4%	33.1%	\$446,500	\$643,000
Northwest Medford	28	26	12	19	\$224,750	\$289,000	\$337,000	49.9%	16.6%	\$299,999	\$326,000
West Medford	60	59	36	18	\$150,000	\$245,000	\$295,000	96.7%	20.4%	\$247,500	\$308,750
Southwest Medford	40	40	26	10	\$230,000	\$314,000	\$369,450	60.6%	17.7%	\$311,000	\$352,000
East Medford	247	228	38	20	\$280,000	\$350,000	\$396,250	41.5%	13.2%	\$365,225	\$400,000
Central Point	108	103	28	19	\$228,750	\$298,000	\$364,000	59.1%	22.1%	\$307,500	\$345,500
White City	37	37	20	7	\$177,000	\$265,000	\$307,000	73.4%	15.8%	\$262,500	\$300,000
Eagle Point	65	56	35	29	\$263,950	\$345,000	\$415,000	57.2%	20.3%	\$360,250	\$419,000
Shady Cove	13	17	69	63	\$199,900	\$342,000	\$380,000	90.1%	11.1%	\$257,500	\$567,500
Gold Hill & Rogue River	21	17	42	17	\$175,500	\$280,000	\$357,000	103.4%	27.5%	\$301,250	N/A
<b>URBAN TOTALS</b>	<b>819</b>	<b>749</b>	<b>38</b>	<b>22</b>	<b>\$255,000</b>	<b>\$335,000</b>	<b>\$380,700</b>	<b>49.3%</b>	<b>13.6%</b>	<b>\$332,850</b>	<b>\$379,000</b>

JACKSON CO NEW URBAN HOME SALES - August 1, 2021 through October 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2020 vs Oct 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	16	8	114	164	\$595,500	\$540,306	\$472,250	-20.7%	-12.6%	\$344,000	N/A
Talent	7	4	373	26	N/A	\$357,907	\$542,450	N/A	51.6%	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	4	0	133	N/A	N/A	\$669,936	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	5	N/A	16	N/A	N/A	\$346,900	N/A	N/A	N/A	N/A
West Medford	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	14	10	36	39	N/A	\$318,950	\$370,000	N/A	16.0%	N/A	N/A
East Medford	57	16	47	14	\$334,000	\$419,900	\$495,000	48.2%	17.9%	\$427,986	\$485,000
Central Point	14	11	74	14	\$293,950	\$357,684	\$439,000	49.3%	22.7%	\$326,500	\$439,950
White City	14	8	56	17	\$220,250	\$257,000	\$229,900	4.4%	-10.5%	\$296,000	N/A
Eagle Point	17	10	27	41	\$283,359	\$408,000	\$457,000	61.3%	12.0%	\$415,300	\$411,600
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	0	N/A	N/A	\$208,900	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>146</b>	<b>75</b>	<b>72</b>	<b>40</b>	<b>\$286,000</b>	<b>\$369,400</b>	<b>\$430,000</b>	<b>50.3%</b>	<b>16.4%</b>	<b>\$357,856</b>	<b>\$431,239</b>

JACKSON CO RURAL HOME SALES - August 1, 2021 through October 31, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2020 vs Oct 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	109	93	73	46	\$365,650	\$498,000	\$505,000	38.1%	1.4%	\$485,000	\$490,000
5 - 10 Acres	42	32	84	52	\$520,000	\$645,000	\$600,000	15.4%	-7.0%	\$698,000	\$525,000
Over 10 Acres	41	43	105	76	\$661,750	\$665,000	\$865,000	30.7%	30.1%	\$599,500	\$850,000
<b>RURAL TOTALS</b>	<b>192</b>	<b>168</b>	<b>82</b>	<b>55</b>	<b>\$399,000</b>	<b>\$549,000</b>	<b>\$605,000</b>	<b>51.6%</b>	<b>10.2%</b>	<b>\$562,000</b>	<b>\$525,000</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 10/31/20	Active As Of 10/31/21	% Change
Ashland	66	103	56.1%
Talent	3	11	266.7%
Phoenix	5	8	60.0%
Jacksonville	8	13	62.5%
Northwest Medford	8	11	37.5%
West Medford	16	27	68.8%
Southwest Medford	14	15	7.1%
East Medford	80	115	43.8%
Central Point	16	20	25.0%
White City	15	3	-80.0%
Eagle Point	18	34	88.9%
Shady Cove	10	16	60.0%
Gold Hill & Rogue River	4	5	25.0%
Rural	161	185	14.9%
<b>JACKSON COUNTY TOTALS</b>	<b>424</b>	<b>566</b>	<b>33.5%</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 - August 1, 2021 through October 31, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31			Oct 2020 vs Oct 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	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	8	2	57	N/A	\$291,500	N/A	N/A	N/A	N/A
Central Point	3	0	86	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	1	1	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
<b>URBAN TOTALS</b>	<b>18</b>	<b>3</b>	<b>60</b>	<b>78</b>	<b>\$235,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$264,000</b>	<b>N/A</b>

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

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Aug 1 - Oct 31							Aug 1 - Oct 31				Aug 1 - Oct 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	120	100.0%	0	0.0%	0	0.0%	120	29	N/A	N/A	29	\$533,750	N/A	N/A	\$533,750
Talent	13	100.0%	0	0.0%	0	0.0%	13	10	N/A	N/A	10	\$380,000	N/A	N/A	\$380,000
Phoenix	14	100.0%	0	0.0%	0	0.0%	14	16	N/A	N/A	16	\$394,000	N/A	N/A	\$394,000
Jacksonville	19	100.0%	0	0.0%	0	0.0%	19	25	N/A	N/A	25	\$645,000	N/A	N/A	\$645,000
Northwest Medford	26	100.0%	0	0.0%	0	0.0%	26	19	N/A	N/A	19	\$337,000	N/A	N/A	\$337,000
West Medford	59	100.0%	0	0.0%	0	0.0%	59	18	N/A	N/A	18	\$295,000	N/A	N/A	\$295,000
Southwest Medford	40	100.0%	0	0.0%	0	0.0%	40	10	N/A	N/A	10	\$369,450	N/A	N/A	\$369,450
East Medford	226	99.1%	0	0.0%	2	0.9%	228	20	N/A	N/A	20	\$397,750	N/A	N/A	\$396,250
Central Point	103	100.0%	0	0.0%	0	0.0%	103	19	N/A	N/A	19	\$364,000	N/A	N/A	\$364,000
White City	37	100.0%	0	0.0%	0	0.0%	37	7	N/A	N/A	7	\$307,000	N/A	N/A	\$307,000
Eagle Point	55	98.2%	1	1.8%	0	0.0%	56	29	N/A	N/A	29	\$415,000	N/A	N/A	\$415,000
Shady Cove	17	100.0%	0	0.0%	0	0.0%	17	63	N/A	N/A	63	\$380,000	N/A	N/A	\$380,000
Gold Hill & Rogue River	17	100.0%	0	0.0%	0	0.0%	17	17	N/A	N/A	17	\$357,000	N/A	N/A	\$357,000
<b>URBAN TOTALS</b>	<b>746</b>	<b>99.6%</b>	<b>1</b>	<b>0.1%</b>	<b>2</b>	<b>0.3%</b>	<b>749</b>	<b>21</b>	<b>N/A</b>	<b>N/A</b>	<b>22</b>	<b>\$382,995</b>	<b>N/A</b>	<b>N/A</b>	<b>\$380,700</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 10/31/21**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	103	100.0%	0	0.0%	0	0.0%	103
Talent	11	100.0%	0	0.0%	0	0.0%	11
Phoenix	8	100.0%	0	0.0%	0	0.0%	8
Jacksonville	13	100.0%	0	0.0%	0	0.0%	13
Northwest Medford	11	100.0%	0	0.0%	0	0.0%	11
West Medford	26	96.3%	1	3.7%	0	0.0%	27
Southwest Medford	15	100.0%	0	0.0%	0	0.0%	15
East Medford	115	100.0%	0	0.0%	0	0.0%	115
Central Point	19	95.0%	1	5.0%	0	0.0%	20
White City	3	100.0%	0	0.0%	0	0.0%	3
Eagle Point	34	100.0%	0	0.0%	0	0.0%	34
Shady Cove	16	100.0%	0	0.0%	0	0.0%	16
Gold Hill & Rogue River	5	100.0%	0	0.0%	0	0.0%	5
Rural	185	100.0%	0	0.0%	0	0.0%	185
<b>COUNTY TOTALS</b>	<b>564</b>	<b>99.6%</b>	<b>2</b>	<b>0.4%</b>	<b>0</b>	<b>0.0%</b>	<b>566</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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