



JACKSON CO EXISTING URBAN HOME SALES - October 1, 2021 through December 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2020 vs Dec 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	126	124	60	37	\$399,000	\$469,500	\$559,255	40.2%	19.1%	\$511,000	\$524,000
Talent	27	19	26	27	\$295,750	\$360,000	\$399,000	34.9%	10.8%	\$398,000	\$410,000
Phoenix	12	11	19	21	\$240,250	\$318,750	\$410,000	70.7%	28.6%	N/A	N/A
Jacksonville	13	19	45	26	\$380,000	\$488,000	\$645,000	69.7%	32.2%	\$675,000	N/A
Northwest Medford	24	33	16	16	\$192,000	\$283,500	\$335,000	74.5%	18.2%	\$254,000	\$345,000
West Medford	64	56	29	21	\$165,500	\$255,450	\$295,000	78.2%	15.5%	\$255,900	\$277,000
Southwest Medford	45	40	19	22	\$231,000	\$320,000	\$357,000	54.5%	11.6%	\$330,000	\$347,500
East Medford	223	227	38	24	\$282,250	\$360,000	\$400,000	41.7%	11.1%	\$400,000	\$400,000
Central Point	93	82	22	24	\$229,500	\$320,000	\$353,000	53.8%	10.3%	\$327,500	\$341,750
White City	38	34	31	19	\$189,500	\$260,000	\$320,500	69.1%	23.3%	\$277,500	\$327,500
Eagle Point	55	54	25	23	\$268,500	\$365,000	\$400,000	49.0%	9.6%	\$380,000	\$383,000
Shady Cove	19	20	66	65	\$214,500	\$355,000	\$399,993	86.5%	12.7%	\$300,000	\$363,750
Gold Hill & Rogue River	24	14	39	41	\$178,500	\$315,000	\$310,000	73.7%	-1.6%	\$315,000	\$295,000
URBAN TOTALS	763	733	36	27	\$260,000	\$337,900	\$390,000	50.0%	15.4%	\$348,000	\$390,000

JACKSON CO NEW URBAN HOME SALES - October 1, 2021 through December 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2020 vs Dec 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	6	3	87	44	\$428,000	\$351,000	N/A	N/A	N/A	N/A	N/A
Talent	4	6	335	20	N/A	\$427,000	\$522,450	N/A	22.4%	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	0	5	N/A	2	N/A	N/A	\$346,900	N/A	N/A	N/A	N/A
West Medford	4	0	31	N/A	\$235,450	\$331,000	N/A	N/A	N/A	N/A	N/A
Southwest Medford	6	8	26	63	N/A	\$331,000	\$380,000	N/A	14.8%	N/A	\$380,000
East Medford	43	22	34	18	\$350,000	\$428,500	\$502,600	43.6%	17.3%	\$428,500	\$510,000
Central Point	7	10	73	23	\$305,640	\$370,000	\$442,450	44.8%	19.6%	N/A	N/A
White City	21	2	27	N/A	\$223,764	\$244,000	N/A	N/A	N/A	\$249,900	N/A
Eagle Point	10	17	32	32	\$268,500	\$392,500	\$467,000	73.9%	19.0%	N/A	\$442,500
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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	104	76	51	28	\$319,690	\$356,878	\$451,963	41.4%	26.6%	\$355,900	\$474,243

JACKSON CO RURAL HOME SALES - October 1, 2021 through December 31, 2021

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2020 vs Dec 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	106	110	66	39	\$360,000	\$477,000	\$521,025	44.7%	9.2%	\$615,000	\$550,000
5 - 10 Acres	40	47	77	55	\$400,250	\$632,000	\$595,000	48.7%	-5.9%	\$612,000	\$592,500
Over 10 Acres	47	29	123	83	\$515,000	\$638,000	\$850,000	65.0%	33.2%	\$687,000	\$850,000
RURAL TOTALS	193	186	82	50	\$395,000	\$575,000	\$566,200	43.3%	-1.5%	\$625,000	\$607,500

RESIDENTIAL INVENTORY

Area	Active As Of 12/31/20	Active As Of 12/31/21	% Change
Ashland	52	56	7.7%
Talent	4	7	75.0%
Phoenix	3	3	0.0%
Jacksonville	12	11	-8.3%
Northwest Medford	10	7	-30.0%
West Medford	19	16	-15.8%
Southwest Medford	8	10	25.0%
East Medford	68	60	-11.8%
Central Point	15	14	-6.7%
White City	11	3	-72.7%
Eagle Point	11	28	154.5%
Shady Cove	8	12	50.0%
Gold Hill & Rogue River	4	1	-75.0%
Rural	116	145	25.0%
JACKSON COUNTY TOTALS	341	373	9.4%

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 - October 1, 2021 through December 31, 2021									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31			Dec 2020 vs Dec 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	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	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	0	1	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	5	1	82	N/A	\$345,000	N/A	N/A	N/A	N/A
Central Point	1	1	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	2	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	7	5	80	42	\$345,000	\$335,000	-2.9%	N/A	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - October 1, 2021 through December 31, 2021															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Oct 1 - Dec 31							Oct 1 - Dec 31				Oct 1 - Dec 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	124	100.0%	0	0.0%	0	0.0%	124	37	N/A	N/A	37	\$559,255	N/A	N/A	\$559,255
Talent	19	100.0%	0	0.0%	0	0.0%	19	27	N/A	N/A	27	\$399,000	N/A	N/A	\$399,000
Phoenix	11	100.0%	0	0.0%	0	0.0%	11	21	N/A	N/A	21	\$410,000	N/A	N/A	\$410,000
Jacksonville	19	100.0%	0	0.0%	0	0.0%	19	26	N/A	N/A	26	\$645,000	N/A	N/A	\$645,000
Northwest Medford	33	100.0%	0	0.0%	0	0.0%	33	16	N/A	N/A	16	\$335,000	N/A	N/A	\$335,000
West Medford	55	98.2%	1	1.8%	0	0.0%	56	19	N/A	N/A	21	\$295,000	N/A	N/A	\$295,000
Southwest Medford	40	100.0%	0	0.0%	0	0.0%	40	22	N/A	N/A	22	\$357,000	N/A	N/A	\$357,000
East Medford	226	99.6%	0	0.0%	1	0.4%	227	24	N/A	N/A	24	\$400,000	N/A	N/A	\$400,000
Central Point	81	98.8%	1	1.2%	0	0.0%	82	24	N/A	N/A	24	\$356,000	N/A	N/A	\$353,000
White City	34	100.0%	0	0.0%	0	0.0%	34	19	N/A	N/A	19	\$320,500	N/A	N/A	\$320,500
Eagle Point	52	96.3%	2	3.7%	0	0.0%	54	23	N/A	N/A	23	\$408,250	N/A	N/A	\$400,000
Shady Cove	20	100.0%	0	0.0%	0	0.0%	20	65	N/A	N/A	65	\$399,993	N/A	N/A	\$399,993
Gold Hill & Rogue River	14	100.0%	0	0.0%	0	0.0%	14	41	N/A	N/A	41	\$310,000	N/A	N/A	\$310,000
URBAN TOTALS	728	99.3%	4	0.5%	1	0.1%	733	27	48	N/A	27	\$390,000	\$339,250	N/A	\$390,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 12/31/21							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	56	100.0%	0	0.0%	0	0.0%	56
Talent	7	100.0%	0	0.0%	0	0.0%	7
Phoenix	3	100.0%	0	0.0%	0	0.0%	3
Jacksonville	11	100.0%	0	0.0%	0	0.0%	11
Northwest Medford	7	100.0%	0	0.0%	0	0.0%	7
West Medford	16	100.0%	0	0.0%	0	0.0%	16
Southwest Medford	10	100.0%	0	0.0%	0	0.0%	10
East Medford	60	100.0%	0	0.0%	0	0.0%	60
Central Point	14	100.0%	0	0.0%	0	0.0%	14
White City	3	100.0%	0	0.0%	0	0.0%	3
Eagle Point	28	100.0%	0	0.0%	0	0.0%	28
Shady Cove	12	100.0%	0	0.0%	0	0.0%	12
Gold Hill & Rogue River	0	0.0%	1	100.0%	0	0.0%	1
Rural	144	99.3%	1	0.7%	0	0.0%	145
COUNTY TOTALS	371	99.5%	2	0.5%	0	0.0%	373

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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