



JACKSON CO EXISTING HOME SALES - 10 YEAR COMPARISON

AREA	ACTIVITY			DAYS ON MKT			PRICING				
	Jan 1 - Dec 31			Jan 1 - Dec 31			Jan 1 - Dec 31				
	# Sold 2006	# Sold 2011	# Sold 2016	Average 2006	Average 2011	Average 2016	Median \$ 2006	Median \$ 2011	Median \$ 2016	10-year % Change	5-year % Change
Ashland	395	230	311	72	117	52	\$400,000	\$283,250	\$394,000	-1.5%	39.1%
Talent	84	59	71	34	88	26	\$275,000	\$169,000	\$278,500	1.3%	64.8%
Phoenix	79	45	47	22	116	38	\$243,900	\$151,000	\$222,900	-8.6%	47.6%
Jacksonville	52	38	59	73	140	55	\$399,500	\$253,750	\$365,000	-8.6%	43.8%
Northwest Medford	0	57	89	N/A	65	37	N/A	\$106,000	\$197,500	N/A	86.3%
West Medford	334	188	236	32	60	42	\$194,000	\$87,000	\$161,250	-16.9%	85.3%
Southwest Medford	178	99	162	24	66	28	\$250,000	\$145,000	\$230,000	-8.0%	58.6%
East Medford	768	572	878	38	105	49	\$280,000	\$165,000	\$265,750	-5.1%	61.1%
Central Point	382	272	352	31	84	34	\$245,945	\$130,000	\$218,950	-11.0%	68.4%
White City	103	94	128	27	74	24	\$199,000	\$99,150	\$170,000	-14.6%	71.5%
Eagle Point	158	116	188	30	109	50	\$256,250	\$152,450	\$249,000	-2.8%	63.3%
Shady Cove / Trail	40	21	45	52	93	42	\$212,000	\$124,900	\$214,500	1.2%	71.7%
Gold Hill & Rogue River	74	55	67	75	125	43	\$224,950	\$125,000	\$175,000	-22.2%	40.0%
COUNTY TOTALS	2647	1846	2633	41	95	43	\$259,000	\$147,500	\$239,500	-7.5%	62.4%

JACKSON CO NEW HOME SALES - 10 YEAR COMPARISON

AREA	ACTIVITY			DAYS ON MKT			PRICING				
	Jan 1 - Dec 31			Jan 1 - Dec 31			Jan 1 - Dec 31				
	# Sold 2006	# Sold 2011	# Sold 2016	Average 2006	Average 2011	Average 2016	Median \$ 2006	Median \$ 2011	Median \$ 2016	10-year % Change	5-year % Change
Ashland	54	3	26	112	61	162	\$419,950	N/A	\$490,431	16.8%	N/A
Talent	57	5	4	81	29	45	\$308,900	\$279,935	\$387,962	25.6%	38.6%
Phoenix	22	1	0	160	N/A	N/A	\$244,900	N/A	N/A	N/A	N/A
Jacksonville	4	3	6	137	654	26	\$454,200	N/A	\$398,967	-12.2%	N/A
Northwest Medford	0	0	5	N/A	N/A	211	N/A	N/A	\$177,000	N/A	N/A
West Medford	36	19	12	75	108	32	\$239,900	\$168,300	\$230,500	-3.9%	37.0%
Southwest Medford	18	9	14	43	71	44	\$244,950	\$181,900	\$249,900	2.0%	37.4%
East Medford	179	22	130	44	165	68	\$298,900	\$276,450	\$350,000	17.1%	26.6%
Central Point	154	9	28	52	162	73	\$227,556	\$199,000	\$272,400	19.7%	36.9%
White City	56	20	22	45	142	15	\$215,450	\$149,900	\$209,450	-2.8%	39.7%
Eagle Point	113	6	33	114	148	56	\$389,000	\$212,900	\$269,900	-30.6%	26.8%
Shady Cove / Trail	4	0	3	185	N/A	19	\$372,500	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	6	2	16	61	N/A	68	\$379,000	N/A	\$204,950	-45.9%	N/A
COUNTY TOTALS	703	99	299	72	143	69	\$286,003	\$184,000	\$312,230	9.2%	69.7%

JACKSON CO RURAL HOME SALES - 10 YEAR COMPARISON

AREA	ACTIVITY			DAYS ON MKT			PRICING				
	Jan 1 - Dec 31			Jan 1 - Dec 31			Jan 1 - Dec 31				
	# Sold 2006	# Sold 2011	# Sold 2016	Average 2006	Average 2011	Average 2016	Median \$ 2006	Median \$ 2011	Median \$ 2016	10-year % Change	5-year % Change
Under 5 Acres	344	205	291	69	113	68	\$307,750	\$177,900	\$283,000	-8.0%	59.1%
5 - 10 Acres	177	110	160	79	132	84	\$362,500	\$250,000	\$357,500	-1.4%	43.0%
Over 10 Acres	145	83	145	127	160	128	\$490,000	\$322,000	\$489,000	-0.2%	51.9%
RURAL TOTALS	666	398	596	85	129	87	\$349,000	\$225,000	\$335,000	-4.0%	48.9%

Median prices reflect overall market trends and are not a measure of pricing for individual properties. Statistics are based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service. For more information, visit roguevalleyrealtors.org.