



JACKSON CO EXISTING HOME SALES - October 1, 2016 through December 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2015 vs Dec 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	85	87	58	54	\$275,500	\$380,000	\$395,000	43.4%	3.9%	\$388,057	\$417,500
Talent	20	21	39	39	\$144,400	\$248,850	\$285,000	97.4%	14.5%	\$220,000	N/A
Phoenix	12	10	47	58	\$124,950	\$226,500	\$243,750	95.1%	7.6%	\$226,500	N/A
Jacksonville	12	9	66	49	\$240,000	\$387,450	\$315,000	31.3%	-18.7%	N/A	N/A
Northwest Medford	34	32	31	26	\$106,500	\$178,400	\$190,200	78.6%	6.6%	\$201,000	\$179,450
West Medford	69	72	41	42	\$92,750	\$155,000	\$161,325	73.9%	4.1%	\$157,175	\$161,000
Southwest Medford	38	39	20	33	\$140,000	\$225,250	\$231,000	65.0%	2.6%	\$234,750	\$233,000
East Medford	182	200	48	50	\$165,000	\$249,000	\$277,500	68.2%	11.4%	\$246,000	\$284,000
Central Point	71	87	30	35	\$132,000	\$215,000	\$225,000	70.5%	4.7%	\$217,400	\$208,500
White City	26	26	34	30	\$102,000	\$160,000	\$183,000	79.4%	14.4%	\$167,500	\$173,900
Eagle Point	46	48	54	32	\$161,500	\$236,451	\$263,500	63.2%	11.4%	\$257,500	\$247,000
Shady Cove / Trail	13	8	33	75	\$117,000	\$159,000	\$206,500	76.5%	29.9%	\$197,000	N/A
Gold Hill & Rogue River	15	18	83	39	\$92,000	\$155,000	\$169,375	84.1%	9.3%	\$157,500	N/A
URBAN TOTALS	623	661	44	43	\$144,000	\$225,440	\$247,500	71.9%	9.8%	\$220,000	\$235,000

JACKSON CO NEW HOME SALES - October 1, 2016 through December 31, 2016											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2015 vs Dec 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	6	7	120	41	N/A	\$383,904	\$428,000	N/A	11.5%	\$382,500	N/A
Talent	1	3	N/A	44	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	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	2	2	N/A	N/A	\$168,300	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	5	5	40	46	N/A	\$232,000	\$239,900	N/A	3.4%	N/A	N/A
East Medford	19	27	61	54	N/A	\$390,000	\$356,000	N/A	-8.7%	\$326,900	\$337,500
Central Point	9	8	13	20	N/A	\$269,900	\$305,640	N/A	13.2%	N/A	N/A
White City	9	2	40	N/A	\$142,700	\$196,500	N/A	N/A	N/A	\$196,500	N/A
Eagle Point	9	11	86	51	N/A	\$287,500	\$268,500	N/A	-6.6%	\$305,000	N/A
Shady Cove / Trail	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	4	1	24	N/A	N/A	\$197,500	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	67	66	55	45	\$169,950	\$277,500	\$320,485	88.6%	15.5%	\$306,993	\$322,090

JACKSON CO RURAL HOME SALES - October 1, 2016 through December 31, 2016											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2015 vs Dec 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	73	69	69	75	\$185,000	\$254,000	\$313,500	69.5%	23.4%	\$249,000	\$355,000
5 - 10 Acres	30	39	110	74	\$290,000	\$466,500	\$372,000	28.3%	-20.3%	\$533,550	\$390,000
Over 10 Acres	37	40	126	133	\$293,750	\$370,000	\$499,000	69.9%	34.9%	\$420,000	\$425,000
RURAL TOTALS	140	148	93	90	\$250,000	\$309,000	\$355,000	42.0%	14.9%	\$321,000	\$392,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 12/31/15	Active 12/31/16	% Change
Ashland	138	132	-4.3%
Talent	14	12	-14.3%
Phoenix	13	8	-38.5%
Jacksonville	41	35	-14.6%
Northwest Medford	17	7	-58.8%
West Medford	55	38	-30.9%
Southwest Medford	32	34	6.3%
East Medford	212	144	-32.1%
Central Point	79	52	-34.2%
White City	17	17	0.0%
Eagle Point	83	50	-39.8%
Shady Cove / Trail	37	32	-13.5%
Gold Hill & Rogue River	73	75	2.7%
Other Areas	52	50	-3.8%
COUNTY TOTALS	863	686	-20.5%

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, 2016 through December 31, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31			Dec 2015 vs Dec 2016	
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2015	Median \$ 2016	1-year % Change	Median \$	Median \$
Ashland	3	1	37	N/A	N/A	N/A	N/A	N/A	N/A
Talent	2	3	N/A	13	N/A	N/A	N/A	N/A	N/A
Phoenix	1	1	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	4	2	37	N/A	\$150,900	N/A	N/A	N/A	N/A
West Medford	14	15	23	72	\$164,750	\$90,000	-45.4%	\$162,500	\$153,500
Southwest Medford	3	6	26	29	N/A	\$175,750	N/A	N/A	N/A
East Medford	23	14	29	46	\$179,900	\$207,250	15.2%	\$91,750	\$170,000
Central Point	8	6	18	41	\$213,075	\$160,000	-24.9%	N/A	N/A
White City	4	2	49	N/A	\$108,000	N/A	N/A	N/A	N/A
Eagle Point	4	3	48	45	\$136,800	N/A	N/A	N/A	N/A
Shady Cove / Trail	4	0	30	N/A	\$152,500	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	5	1	72	N/A	\$95,000	N/A	N/A	\$159,450	N/A
URBAN TOTALS	75	56	32	46	\$175,000	\$162,049	-7.4%	\$162,500	\$162,049

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - October 1, 2016 through December 31, 2016															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Oct 1 - Dec 31							Oct 1 - Dec 31				Oct 1 - Dec 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	86	98.9%	0	0.0%	1	1.1%	87	54	N/A	N/A	54	\$397,000	N/A	N/A	\$395,000
Talent	18	85.7%	3	14.3%	0	0.0%	21	43	N/A	N/A	39	\$289,250	N/A	N/A	\$285,000
Phoenix	9	90.0%	1	10.0%	0	0.0%	10	62	N/A	N/A	58	\$240,000	N/A	N/A	\$243,750
Jacksonville	9	100.0%	0	0.0%	0	0.0%	9	49	N/A	N/A	49	\$315,000	N/A	N/A	\$315,000
Northwest Medford	30	93.8%	2	6.3%	0	0.0%	32	26	N/A	N/A	26	\$192,500	N/A	N/A	\$190,200
West Medford	57	79.2%	14	19.4%	1	1.4%	72	35	30	N/A	42	\$174,000	\$83,950	N/A	\$161,325
Southwest Medford	33	84.6%	3	7.7%	3	7.7%	39	34	N/A	N/A	33	\$235,000	N/A	N/A	\$231,000
East Medford	186	93.0%	10	5.0%	4	2.0%	200	50	46	45	50	\$280,000	\$155,000	\$225,875	\$277,500
Central Point	81	93.1%	5	5.7%	1	1.1%	87	35	31	N/A	35	\$230,000	\$161,000	N/A	\$225,000
White City	24	92.3%	2	7.7%	0	0.0%	26	30	N/A	N/A	30	\$183,000	N/A	N/A	\$183,000
Eagle Point	45	93.8%	3	6.3%	0	0.0%	48	32	N/A	N/A	32	\$264,900	N/A	N/A	\$263,500
Shady Cove / Trail	8	100.0%	0	0.0%	0	0.0%	8	75	N/A	N/A	75	\$206,500	N/A	N/A	\$206,500
Gold Hill & Rogue River	17	94.4%	1	5.6%	0	0.0%	18	40	N/A	N/A	39	\$165,000	N/A	N/A	\$169,375
URBAN TOTALS	605	91.5%	45	6.8%	11	1.7%	661	43	32	102	43	\$255,000	\$159,900	\$199,500	\$247,500

ALL HOMES ON MARKET (including rural) - 12/31/16							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	131	99.2%	1	0.8%	0	0.0%	132
Talent	12	100.0%	0	0.0%	0	0.0%	12
Phoenix	7	87.5%	1	12.5%	0	0.0%	8
Jacksonville	35	100.0%	0	0.0%	0	0.0%	35
Northwest Medford	5	71.4%	1	14.3%	1	14.3%	7
West Medford	36	94.7%	2	5.3%	0	0.0%	38
Southwest Medford	31	91.2%	2	5.9%	1	2.9%	34
East Medford	140	97.2%	4	2.8%	0	0.0%	144
Central Point	52	100.0%	0	0.0%	0	0.0%	52
White City	13	76.5%	1	5.9%	3	17.6%	17
Eagle Point	48	96.0%	2	4.0%	0	0.0%	50
Shady Cove / Trail	30	93.8%	2	6.3%	0	0.0%	32
Gold Hill & Rogue River	69	92.0%	6	8.0%	0	0.0%	75
Other Areas	48	96.0%	2	4.0%	0	0.0%	50
COUNTY TOTALS	657	95.8%	24	3.5%	5	0.7%	686

REO/Short sales and inventories are not foreclosure rates.

"Normal" 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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