



JACKSON CO EXISTING HOME SALES - June 1, 2014 through August 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2013 vs Aug 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	103	106	52	59	\$332,000	\$330,000	\$355,000	6.9%	7.6%	\$325,000	\$325,000
Talent	20	21	63	29	\$210,000	\$170,800	\$202,500	-3.6%	18.6%	N/A	\$188,250
Phoenix	12	13	13	64	\$199,450	\$183,450	\$179,000	-10.3%	-2.4%	\$156,000	N/A
Jacksonville	14	20	105	72	\$265,000	\$385,000	\$336,650	27.0%	-12.6%	\$355,000	\$384,000
Northwest Medford	18	5	33	27	\$133,750	\$125,250	\$177,500	32.7%	41.7%	\$124,000	\$193,250
West Medford	53	49	37	29	\$117,500	\$110,000	\$130,000	10.6%	18.2%	\$127,000	\$132,500
Southwest Medford	32	27	16	24	\$185,000	\$178,500	\$200,000	8.1%	12.0%	\$185,000	\$195,500
East Medford	166	196	44	40	\$202,250	\$221,000	\$235,000	16.2%	6.3%	\$215,000	\$278,000
Central Point	75	82	27	47	\$170,000	\$169,000	\$174,500	2.6%	3.3%	\$174,500	\$185,250
White City	28	14	29	60	\$146,000	\$131,000	\$143,950	-1.4%	9.9%	\$145,500	\$145,055
Eagle Point	49	38	49	38	\$196,770	\$199,900	\$230,000	16.9%	15.1%	\$205,000	\$225,000
Shady Cove / Trail	6	9	93	120	\$217,500	\$202,250	\$154,900	-28.8%	-23.4%	N/A	N/A
Gold Hill & Rogue River	9	20	55	86	\$163,000	\$192,000	\$167,200	2.6%	-12.9%	N/A	\$196,418
<b>URBAN TOTALS</b>	<b>586</b>	<b>601</b>	<b>43</b>	<b>47</b>	<b>\$188,000</b>	<b>\$196,450</b>	<b>\$219,900</b>	<b>17.0%</b>	<b>11.9%</b>	<b>\$199,950</b>	<b>\$231,000</b>

JACKSON CO NEW HOME SALES - June 1, 2014 through August 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2013 vs Aug 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	6	134	66	N/A	\$396,500	\$402,500	N/A	1.5%	N/A	N/A
Talent	12	4	27	94	N/A	\$145,000	\$242,950	N/A	67.6%	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	1	4	N/A	115	N/A	N/A	\$255,000	N/A	N/A	N/A	\$255,000
Northwest Medford	2	5	N/A	92	N/A	N/A	\$185,150	N/A	N/A	N/A	N/A
West Medford	2	5	N/A	157	N/A	N/A	\$159,900	N/A	N/A	N/A	N/A
Southwest Medford	8	4	70	69	N/A	\$199,450	\$225,805	N/A	13.2%	\$199,450	N/A
East Medford	13	22	52	82	\$262,450	\$334,192	\$371,178	41.4%	11.1%	\$334,750	\$368,228
Central Point	6	7	59	83	N/A	\$224,948	\$235,000	N/A	4.5%	N/A	N/A
White City	7	5	46	86	\$180,500	\$174,900	\$183,500	1.7%	4.9%	N/A	N/A
Eagle Point	4	4	24	139	\$229,450	\$299,550	\$231,450	0.9%	-22.7%	N/A	\$231,450
Shady Cove / Trail	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>59</b>	<b>69</b>	<b>59</b>	<b>89</b>	<b>\$209,900</b>	<b>\$221,696</b>	<b>\$255,000</b>	<b>21.5%</b>	<b>15.0%</b>	<b>\$221,696</b>	<b>\$258,000</b>

JACKSON CO RURAL HOME SALES - June 1, 2014 through August 31, 2014											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2013 vs Aug 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	72	76	90	95	\$225,000	\$199,450	\$266,300	18.4%	33.5%	\$199,000	\$237,500
5 - 10 Acres	46	44	81	77	\$245,000	\$272,000	\$356,750	45.6%	31.2%	\$294,000	\$400,000
Over 10 Acres	35	36	180	158	\$383,800	\$370,000	\$352,000	-8.3%	-4.9%	\$412,500	\$382,500
<b>RURAL TOTALS</b>	<b>153</b>	<b>155</b>	<b>108</b>	<b>94</b>	<b>\$265,900</b>	<b>\$284,500</b>	<b>\$310,000</b>	<b>16.6%</b>	<b>9.0%</b>	<b>\$300,000</b>	<b>\$266,950</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 08/31/13	Active 08/31/14	% Change
Ashland	261	244	-6.5%
Talent	34	33	-2.9%
Phoenix	23	27	17.4%
Jacksonville	77	72	-6.5%
Northwest Medford	20	29	45.0%
West Medford	65	56	-13.8%
Southwest Medford	32	66	106.3%
East Medford	204	305	49.5%
Central Point	103	143	38.8%
White City	34	40	17.6%
Eagle Point	101	117	15.8%
Shady Cove / Trail	74	67	-9.5%
Gold Hill & Rogue River	115	120	4.3%
Other Areas	86	78	-9.3%
<b>COUNTY TOTALS</b>	<b>1229</b>	<b>1397</b>	<b>13.7%</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.

Northwest Medford was split from West Medford in January 2009, therefore has limited sales history.

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 - June 1, 2014 through August 31, 2014									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2013 vs Aug 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2013	Median \$ 2014	1-year % Change	Median \$	Median \$
Ashland	4	3	57	190	\$260,000	N/A	N/A	N/A	N/A
Talent	4	2	106	N/A	\$169,800	N/A	N/A	N/A	N/A
Phoenix	2	4	N/A	56	N/A	\$158,950	N/A	N/A	N/A
Jacksonville	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	7	0	18	N/A	\$130,000	N/A	N/A	N/A	N/A
West Medford	17	6	72	47	\$80,000	\$126,500	58.1%	N/A	\$104,950
Southwest Medford	5	1	20	N/A	\$149,900	N/A	N/A	N/A	N/A
East Medford	21	14	29	46	\$174,900	\$203,223	16.2%	\$185,000	\$201,550
Central Point	11	13	30	46	\$119,000	\$159,900	34.4%	\$107,750	N/A
White City	9	3	56	196	\$120,001	N/A	N/A	N/A	N/A
Eagle Point	8	2	94	N/A	\$150,750	N/A	N/A	N/A	N/A
Shady Cove / Trail	1	4	N/A	75	N/A	\$153,500	N/A	N/A	N/A
Gold Hill & Rogue River	0	3	N/A	95	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>89</b>	<b>56</b>	<b>49</b>	<b>65</b>	<b>\$137,000</b>	<b>\$162,450</b>	<b>18.6%</b>	<b>\$151,500</b>	<b>\$135,460</b>

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2014 through August 31, 2014															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jun 1 - Aug 31							Jun 1 - Aug 31				Jun 1 - Aug 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	103	97.2%	2	1.9%	1	0.9%	106	56	N/A	N/A	59	\$357,000	N/A	N/A	\$355,000
Talent	19	90.5%	2	9.5%	0	0.0%	21	30	N/A	N/A	29	\$205,000	N/A	N/A	\$202,500
Phoenix	9	69.2%	2	15.4%	2	15.4%	13	68	N/A	N/A	64	\$181,450	N/A	N/A	\$179,000
Jacksonville	17	85.0%	1	5.0%	0	0.0%	20	78	N/A	N/A	72	\$315,000	N/A	N/A	\$336,650
Northwest Medford	5	100.0%	0	0.0%	0	0.0%	5	27	N/A	N/A	27	\$177,500	N/A	N/A	\$177,500
West Medford	43	87.8%	5	10.2%	2	4.1%	49	27	49	N/A	29	\$130,000	\$120,000	N/A	\$130,000
Southwest Medford	25	92.6%	1	3.7%	0	0.0%	27	23	N/A	N/A	24	\$206,000	N/A	N/A	\$200,000
East Medford	182	92.9%	11	5.6%	3	1.5%	196	40	32	N/A	40	\$239,500	\$189,000	N/A	\$235,000
Central Point	69	84.1%	9	11.0%	4	4.9%	82	48	53	31	47	\$185,000	\$164,900	\$144,250	\$174,500
White City	11	78.6%	1	7.1%	2	14.3%	14	23	N/A	N/A	60	\$149,900	N/A	N/A	\$143,950
Eagle Point	35	92.1%	1	2.6%	1	2.6%	38	40	N/A	N/A	38	\$235,000	N/A	N/A	\$230,000
Shady Cove / Trail	5	55.6%	2	22.2%	2	22.2%	9	156	N/A	N/A	120	\$154,900	N/A	N/A	\$154,900
Gold Hill & Rogue River	16	80.0%	1	5.0%	2	10.0%	20	79	N/A	N/A	86	\$167,200	N/A	N/A	\$167,200
<b>URBAN TOTALS</b>	<b>540</b>	<b>89.9%</b>	<b>38</b>	<b>6.3%</b>	<b>19</b>	<b>3.2%</b>	<b>601</b>	<b>45</b>	<b>49</b>	<b>96</b>	<b>47</b>	<b>\$227,250</b>	<b>\$164,950</b>	<b>\$152,000</b>	<b>\$219,900</b>

ALL HOMES ON MARKET (including rural) - 08/31/14							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	239	98.0%	2	0.8%	0	0.0%	244
Talent	32	97.0%	1	3.0%	0	0.0%	33
Phoenix	27	100.0%	0	0.0%	0	0.0%	27
Jacksonville	70	97.2%	0	0.0%	1	1.4%	72
Northwest Medford	25	86.2%	1	3.4%	3	10.3%	29
West Medford	51	91.1%	3	5.4%	1	1.8%	56
Southwest Medford	61	92.4%	4	6.1%	2	3.0%	66
East Medford	282	92.5%	10	3.3%	10	3.3%	305
Central Point	130	90.9%	6	4.2%	7	4.9%	143
White City	34	85.0%	2	5.0%	3	7.5%	40
Eagle Point	108	92.3%	1	0.9%	7	6.0%	117
Shady Cove / Trail	64	95.5%	3	4.5%	0	0.0%	67
Gold Hill & Rogue River	110	91.7%	5	4.2%	4	3.3%	120
Other Areas	78	100.0%	0	0.0%	0	0.0%	78
<b>COUNTY TOTALS</b>	<b>1311</b>	<b>93.8%</b>	<b>38</b>	<b>2.7%</b>	<b>38</b>	<b>2.7%</b>	<b>1397</b>

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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