



JACKSON CO EXISTING HOME SALES - January 1 through December 31, 2013									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 1 - Dec 31				
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change
Ashland	310	332	96	71	\$375,000	\$297,750	\$325,000	-13.3%	9.2%
Talent	65	64	79	49	\$248,625	\$151,000	\$181,950	-26.8%	20.5%
Phoenix	59	47	56	22	\$219,950	\$159,900	\$199,000	-9.5%	24.5%
Jacksonville	54	51	92	93	\$398,750	\$253,500	\$285,000	-28.5%	12.4%
Northwest Medford	66	63	51	31	N/A	\$113,000	\$126,500	N/A	11.9%
West Medford	176	164	48	52	\$159,000	\$85,000	\$104,500	-34.3%	22.9%
Southwest Medford	135	112	49	30	\$210,450	\$146,000	\$170,000	-19.2%	16.4%
East Medford	657	566	68	50	\$234,900	\$182,000	\$215,000	-8.5%	18.1%
Central Point	349	259	57	37	\$208,000	\$139,900	\$169,000	-18.8%	20.8%
White City	96	80	64	31	\$153,450	\$104,000	\$125,000	-18.5%	20.2%
Eagle Point	153	156	61	55	\$239,500	\$188,000	\$199,450	-16.7%	6.1%
Shady Cove / Trail	26	34	126	111	\$207,500	\$172,450	\$158,000	-23.9%	-8.4%
Gold Hill & Rogue River	54	41	95	75	\$175,000	\$119,000	\$145,000	-17.1%	21.8%
COUNTY TOTALS	2200	1971	68	52	\$225,000	\$165,000	\$195,000	-13.3%	18.2%

JACKSON CO NEW HOME SALES - January 1 through December 31, 2013									
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	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 1 - Dec 31				
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change
Ashland	12	13	55	143	\$452,500	\$377,250	\$325,000	-28.2%	-13.9%
Talent	9	20	131	67	\$297,000	\$253,900	\$222,575	-25.1%	-12.3%
Phoenix	3	1	94	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	6	5	310	242	\$280,000	\$270,000	\$271,500	-3.0%	0.6%
Northwest Medford	7	10	28	48	N/A	\$171,500	\$186,250	N/A	8.6%
West Medford	6	15	174	42	\$208,075	\$136,000	\$185,000	-11.1%	36.0%
Southwest Medford	16	21	84	48	\$249,900	\$186,450	\$199,000	-20.4%	6.7%
East Medford	40	52	64	55	\$321,000	\$312,667	\$340,250	6.0%	8.8%
Central Point	15	21	97	55	\$245,900	\$199,900	\$220,867	-10.2%	10.5%
White City	21	32	75	54	\$199,900	\$152,000	\$170,500	-14.7%	12.2%
Eagle Point	3	10	58	42	\$243,950	N/A	\$224,400	-8.0%	N/A
Shady Cove / Trail	1	2	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
COUNTY TOTALS	140	202	92	63	\$249,900	\$215,900	\$215,900	-13.6%	0.0%

JACKSON CO RURAL HOME SALES - January 1 through December 31, 2013									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 1 - Dec 31				
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change
COUNTY TOTALS	464	513	129	130	\$325,000	\$233,700	\$287,900	-11.4%	23.2%

JACKSON CO EXISTING HOME SALES: DISTRESSED SALE COMPARISONS - January 1 through December 31, 2013															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Dec 31							Jan 1 - Dec 31				Jan 1 - Dec 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	310	93.4%	12	3.6%	9	2.7%	332	67	107	133	71	\$330,000	\$234,200	\$299,900	\$325,000
Talent	52	81.3%	3	4.7%	9	14.1%	64	46	N/A	67	49	\$194,450	N/A	\$171,600	\$181,950
Phoenix	39	83.0%	3	6.4%	5	10.6%	47	23	N/A	8	22	\$202,500	N/A	\$150,000	\$199,000
Jacksonville	51	100.0%	0	0.0%	0	0.0%	51	93	N/A	N/A	93	\$285,000	N/A	N/A	\$285,000
Northwest Medford	41	65.1%	7	11.1%	14	22.2%	63	38	23	15	31	\$126,500	\$122,900	\$132,500	\$126,500
West Medford	98	59.8%	26	15.9%	35	21.3%	164	48	33	81	52	\$116,125	\$77,750	\$80,000	\$104,500
Southwest Medford	76	67.9%	9	8.0%	26	23.2%	112	25	39	41	30	\$181,250	\$133,000	\$136,950	\$170,000
East Medford	463	81.8%	37	6.5%	58	10.2%	566	51	37	51	50	\$225,000	\$150,000	\$173,950	\$215,000
Central Point	193	74.5%	18	6.9%	43	16.6%	259	38	31	38	37	\$180,000	\$148,250	\$139,000	\$169,000
White City	52	65.0%	7	8.8%	19	23.8%	80	24	99	18	31	\$130,000	\$100,000	\$120,001	\$125,000
Eagle Point	120	76.9%	10	6.4%	26	16.7%	156	49	34	95	55	\$205,000	\$150,750	\$148,777	\$199,450
Shady Cove / Trail	25	73.5%	5	14.7%	4	11.8%	34	121	55	118	111	\$168,000	\$160,000	\$137,500	\$158,000
Gold Hill & Rogue River	34	82.9%	3	7.3%	4	9.8%	41	78	N/A	86	75	\$159,350	N/A	\$111,655	\$145,000
COUNTY TOTALS	1556	78.9%	140	7.1%	252	12.8%	1971	52	44	56	52	\$217,000	\$126,147	\$140,000	\$195,000

Distressed property sales are not foreclosure rates. 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.



JOSEPHINE CO EXISTING HOME SALES - January 1 through December 31, 2013									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 1 - Dec 31				
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change
NW Grants Pass	96	83	85	79	\$231,000	\$154,000	\$200,000	-13.4%	29.9%
NE Grants Pass	62	67	97	64	\$208,250	\$132,500	\$162,000	-22.2%	22.3%
SW Grants Pass	87	81	69	65	\$167,000	\$124,600	\$128,000	-23.4%	2.7%
SE Grants Pass	54	43	99	55	\$180,000	\$129,500	\$150,000	-16.7%	15.8%
UGB Redwood	76	68	98	57	\$207,500	\$150,000	\$170,000	-18.1%	13.3%
Fruitdale	12	25	138	99	\$186,000	\$147,500	\$165,000	-11.3%	11.9%
UGB Fruitdale	60	42	148	113	\$218,250	\$158,000	\$175,000	-19.8%	10.8%
UGB Williams Hwy	30	36	83	63	\$250,000	\$167,200	\$210,000	-16.0%	25.6%
Cave Junction	23	11	115	75	\$145,500	\$110,500	\$155,900	7.1%	41.1%
COUNTY TOTALS	488	430	96	70	\$198,360	\$143,900	\$165,000	-16.8%	14.7%

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	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 1 - Dec 31				
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change
NW Grants Pass	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NE Grants Pass	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SW Grants Pass	3	6	57	34	N/A	N/A	\$179,950	N/A	N/A
SE Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Redwood	1	6	N/A	74	\$219,000	N/A	\$207,000	-5.5%	N/A
Fruitdale	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	0	0	N/A	N/A	\$243,950	N/A	N/A	N/A	N/A
UGB Williams Hwy	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	0	0	N/A	N/A	\$187,250	N/A	N/A	N/A	N/A
COUNTY TOTALS	7	12	116	54	\$234,150	\$229,000	\$186,950	-20.2%	-18.4%

JOSEPHINE CO RURAL HOME SALES - January 1 through December 31, 2013									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 1 - Dec 31				
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change
COUNTY TOTALS	385	438	142	111	\$257,000	\$190,000	\$225,000	-12.5%	18.4%

JOSEPHINE CO EXISTING HOME SALES: DISTRESSED SALE COMPARISONS - January 1 through December 31, 2013															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Dec 31							Jan 1 - Dec 31				Jan 1 - Dec 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
NW Grants Pass	71	85.5%	5	6.0%	7	8.4%	83	75	27	152	79	\$205,000	\$120,000	\$182,000	\$200,000
NE Grants Pass	49	73.1%	10	14.9%	6	9.0%	67	44	46	169	64	\$166,000	\$121,000	\$157,000	\$162,000
SW Grants Pass	56	69.1%	15	18.5%	9	11.1%	81	54	31	200	65	\$130,000	\$109,000	\$155,000	\$128,000
SE Grants Pass	36	83.7%	3	7.0%	4	9.3%	43	47	N/A	166	55	\$157,500	N/A	\$97,800	\$150,000
UGB Redwood	51	75.0%	6	8.8%	10	14.7%	68	51	24	114	57	\$176,750	\$156,500	\$158,500	\$170,000
Fruitdale	14	56.0%	6	24.0%	5	20.0%	25	100	100	92	113	\$166,000	\$139,500	\$165,000	\$165,000
UGB Fruitdale	30	71.4%	8	19.0%	4	9.5%	42	97	37	381	99	\$182,500	\$155,000	\$193,250	\$175,000
UGB Williams Hwy	34	94.4%	0	0.0%	0	0.0%	36	63	N/A	N/A	63	\$210,000	N/A	N/A	\$210,000
Cave Junction	11	100.0%	0	0.0%	0	0.0%	11	75	N/A	N/A	75	\$155,900	N/A	N/A	\$155,900
COUNTY TOTALS	337	78.4%	47	10.9%	40	9.3%	430	61	32	180	70	\$172,000	\$121,000	\$157,000	\$165,000

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