



JACKSON CO EXISTING HOME SALES - August 1, 2014 through October 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2013 vs Oct 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	92	102	78	77	\$337,000	\$322,000	\$356,000	5.6%	10.6%	\$320,000	\$396,000
Talent	13	15	21	39	\$209,250	\$182,500	\$197,000	-5.9%	7.9%	\$186,250	\$240,000
Phoenix	20	14	23	65	\$171,250	\$201,000	\$178,950	4.5%	-11.0%	\$245,250	\$180,000
Jacksonville	17	13	97	26	\$297,000	\$259,000	\$273,500	-7.9%	5.6%	\$239,250	\$245,000
Northwest Medford	25	9	34	28	\$150,000	\$144,000	\$177,500	18.3%	23.3%	\$157,500	N/A
West Medford	43	49	40	35	\$117,000	\$114,990	\$120,550	3.0%	4.8%	\$88,500	\$118,000
Southwest Medford	33	35	26	38	\$182,200	\$182,000	\$192,500	5.7%	5.8%	\$181,250	\$181,000
East Medford	157	194	50	41	\$194,500	\$222,000	\$238,000	22.4%	7.2%	\$230,000	\$220,750
Central Point	62	64	36	58	\$169,450	\$177,450	\$181,500	7.1%	2.3%	\$167,750	\$172,600
White City	20	20	30	59	\$138,500	\$130,500	\$148,735	7.4%	14.0%	\$121,500	\$156,000
Eagle Point	32	41	43	53	\$195,000	\$201,000	\$218,500	12.1%	8.7%	\$134,900	\$206,750
Shady Cove / Trail	9	11	101	58	\$221,250	\$168,000	\$160,000	-27.7%	-4.8%	\$264,000	N/A
Gold Hill & Rogue River	13	10	98	94	\$128,000	\$192,000	\$174,200	36.1%	-9.3%	\$170,700	N/A
URBAN TOTALS	537	578	51	51	\$184,500	\$205,000	\$215,000	16.5%	4.9%	\$208,950	\$207,000

JACKSON CO NEW HOME SALES - August 1, 2014 through October 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2013 vs Oct 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	2	4	N/A	94	N/A	N/A	\$317,500	N/A	N/A	N/A	N/A
Talent	2	3	N/A	156	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	0	6	N/A	105	N/A	N/A	\$255,000	N/A	N/A	N/A	N/A
Northwest Medford	2	3	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	4	2	80	N/A	\$184,900	\$159,450	N/A	N/A	N/A	N/A	N/A
Southwest Medford	9	2	48	N/A	N/A	\$195,000	N/A	N/A	N/A	N/A	N/A
East Medford	9	18	65	70	\$260,000	\$327,000	\$363,594	39.8%	11.2%	N/A	N/A
Central Point	5	3	17	35	N/A	\$221,696	N/A	N/A	N/A	N/A	N/A
White City	9	5	49	58	\$150,000	\$172,000	\$174,900	16.6%	1.7%	\$172,000	N/A
Eagle Point	2	8	N/A	82	\$212,450	N/A	\$228,750	7.7%	N/A	N/A	N/A
Shady Cove / Trail	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	5	N/A	16	N/A	N/A	\$177,500	N/A	N/A	N/A	N/A
URBAN TOTALS	44	59	68	66	\$199,000	\$202,450	\$255,000	28.1%	26.0%	\$176,900	\$230,000

JACKSON CO RURAL HOME SALES - August 1, 2014 through October 31, 2014											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31					Oct 2013 vs Oct 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	63	79	103	111	\$214,000	\$209,000	\$255,250	19.3%	22.1%	\$205,000	\$279,000
5 - 10 Acres	33	28	78	75	\$245,000	\$329,500	\$327,500	33.7%	-0.6%	\$329,500	\$352,500
Over 10 Acres	36	26	147	151	\$379,400	\$390,000	\$413,000	8.9%	5.9%	\$440,000	\$548,000
RURAL TOTALS	131	132	109	98	\$255,100	\$300,000	\$285,000	11.7%	-5.0%	\$314,900	\$328,250

ALL HOMES ON MARKET (includes rural)			
Area	Active 10/31/13	Active 10/31/14	% Change
Ashland	228	223	-2.2%
Talent	41	25	-39.0%
Phoenix	19	18	-5.3%
Jacksonville	52	64	23.1%
Northwest Medford	24	24	0.0%
West Medford	56	67	19.6%
Southwest Medford	35	68	94.3%
East Medford	208	291	39.9%
Central Point	97	122	25.8%
White City	35	23	-34.3%
Eagle Point	95	108	13.7%
Shady Cove / Trail	57	56	-1.8%
Gold Hill & Rogue River	106	112	5.7%
Other Areas	76	70	-7.9%
COUNTY TOTALS	1129	1271	12.6%

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 - August 1, 2014 through October 31, 2014									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Aug 1 - Oct 31		Aug 1 - Oct 31		Aug 1 - Oct 31			Oct 2013 vs Oct 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2013	Median \$ 2014	1-year % Change	Median \$	Median \$
Ashland	5	3	150	177	\$294,000	N/A	N/A	N/A	N/A
Talent	3	2	31	N/A	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	7	0	14	N/A	\$130,000	N/A	N/A	\$130,000	N/A
West Medford	10	11	82	53	\$92,750	\$120,000	29.4%	N/A	\$120,512
Southwest Medford	6	8	93	44	\$131,375	\$149,550	13.8%	N/A	\$124,500
East Medford	18	16	39	48	\$185,000	\$164,620	-11.0%	\$208,950	\$155,000
Central Point	16	10	42	52	\$146,500	\$134,500	-8.2%	\$146,500	N/A
White City	3	4	13	167	N/A	\$101,500	N/A	N/A	N/A
Eagle Point	6	6	34	48	\$138,500	\$191,500	38.3%	N/A	N/A
Shady Cove / Trail	2	3	N/A	64	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	78	65	55	63	\$150,000	\$151,000	0.7%	\$136,000	\$146,500

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - August 1, 2014 through October 31, 2014															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Aug 1 - Oct 31							Aug 1 - Oct 31				Aug 1 - Oct 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	99	97.1%	2	2.0%	1	1.0%	102	74	N/A	N/A	77	\$360,000	N/A	N/A	\$356,000
Talent	13	86.7%	2	13.3%	0	0.0%	15	41	N/A	N/A	39	\$197,000	N/A	N/A	\$197,000
Phoenix	12	85.7%	0	0.0%	1	7.1%	14	66	N/A	N/A	65	\$178,950	N/A	N/A	\$178,950
Jacksonville	11	84.6%	0	0.0%	0	0.0%	13	28	N/A	N/A	26	\$273,500	N/A	N/A	\$273,500
Northwest Medford	9	100.0%	0	0.0%	0	0.0%	9	28	N/A	N/A	28	\$177,500	N/A	N/A	\$177,500
West Medford	38	77.6%	8	16.3%	4	8.2%	49	30	51	56	35	\$127,500	\$84,400	\$120,512	\$120,550
Southwest Medford	27	77.1%	6	17.1%	2	5.7%	35	36	48	N/A	38	\$195,000	\$149,550	N/A	\$192,500
East Medford	178	91.8%	11	5.7%	5	2.6%	194	40	37	71	41	\$245,000	\$170,100	\$159,139	\$238,000
Central Point	54	84.4%	4	6.3%	6	9.4%	64	59	20	74	58	\$191,500	\$144,500	\$123,750	\$181,500
White City	16	80.0%	2	10.0%	2	10.0%	20	32	N/A	N/A	59	\$155,325	N/A	N/A	\$148,735
Eagle Point	35	85.4%	2	4.9%	4	9.8%	41	54	N/A	68	53	\$225,000	N/A	\$219,000	\$218,500
Shady Cove / Trail	7	63.6%	2	18.2%	1	9.1%	11	50	N/A	N/A	58	\$165,000	N/A	N/A	\$160,000
Gold Hill & Rogue River	9	90.0%	1	10.0%	0	0.0%	10	95	N/A	N/A	94	\$183,500	N/A	N/A	\$174,200
URBAN TOTALS	509	88.1%	40	6.9%	26	4.5%	578	50	42	96	51	\$225,900	\$150,550	\$147,050	\$215,000

ALL HOMES ON MARKET (including rural) - 10/31/14							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	217	97.3%	3	1.3%	0	0.0%	223
Talent	23	92.0%	0	0.0%	1	4.0%	25
Phoenix	17	94.4%	1	5.6%	0	0.0%	18
Jacksonville	63	98.4%	0	0.0%	1	1.6%	64
Northwest Medford	21	87.5%	1	4.2%	2	8.3%	24
West Medford	58	86.6%	6	9.0%	2	3.0%	67
Southwest Medford	64	94.1%	2	2.9%	1	1.5%	68
East Medford	271	93.1%	10	3.4%	6	2.1%	291
Central Point	111	91.0%	5	4.1%	6	4.9%	122
White City	17	73.9%	1	4.3%	4	17.4%	23
Eagle Point	98	90.7%	5	4.6%	4	3.7%	108
Shady Cove / Trail	51	91.1%	3	5.4%	2	3.6%	56
Gold Hill & Rogue River	104	92.9%	4	3.6%	4	3.6%	112
Other Areas	67	95.7%	3	4.3%	0	0.0%	70
COUNTY TOTALS	1182	93.0%	44	3.5%	33	2.6%	1271

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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