



JACKSON CO EXISTING HOME SALES - December 1, 2013 through February 28, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2013 vs Feb 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	53	48	82	90	\$312,000	\$318,000	\$337,500	8.2%	6.1%	\$280,000	\$332,500
Talent	16	9	69	59	\$242,000	\$172,000	\$205,000	-15.3%	19.2%	\$186,250	N/A
Phoenix	9	7	34	48	\$186,900	\$202,500	\$207,500	11.0%	2.5%	\$202,500	N/A
Jacksonville	11	10	130	49	\$280,000	\$245,000	\$311,325	11.2%	27.1%	N/A	N/A
Northwest Medford	9	15	54	31	N/A	\$125,100	\$159,900	N/A	27.8%	N/A	N/A
West Medford	42	30	58	55	\$117,250	\$87,000	\$115,000	-1.9%	32.2%	\$91,500	\$115,000
Southwest Medford	28	22	29	39	\$183,950	\$154,950	\$176,450	-4.1%	13.9%	\$127,750	\$155,000
East Medford	129	93	65	65	\$218,000	\$204,200	\$205,000	-6.0%	0.4%	\$202,500	\$208,500
Central Point	56	38	28	44	\$190,000	\$166,200	\$161,450	-15.0%	-2.9%	\$184,500	\$198,063
White City	11	24	65	41	\$140,000	\$108,000	\$140,000	0.0%	29.6%	N/A	\$154,500
Eagle Point	33	29	65	42	\$265,000	\$190,000	\$209,000	-21.1%	10.0%	\$190,000	\$224,950
Shady Cove / Trail	6	12	90	197	N/A	\$125,500	\$127,500	N/A	1.6%	N/A	N/A
Gold Hill & Rogue River	10	10	103	75	\$178,500	\$128,500	\$148,120	-17.0%	15.3%	N/A	\$160,000
<b>URBAN TOTALS</b>	<b>413</b>	<b>347</b>	<b>61</b>	<b>62</b>	<b>\$200,000</b>	<b>\$183,500</b>	<b>\$185,000</b>	<b>-7.5%</b>	<b>0.8%</b>	<b>\$196,750</b>	<b>\$189,500</b>

JACKSON CO NEW HOME SALES - December 1, 2013 through February 28, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2013 vs Feb 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	3	0	56	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	4	7	78	227	N/A	\$248,550	\$240,000	N/A	-3.4%	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	3	N/A	18	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	5	34	90	N/A	\$179,700	\$197,463	N/A	9.9%	N/A	N/A
West Medford	3	4	39	58	N/A	N/A	\$189,900	N/A	N/A	N/A	N/A
Southwest Medford	2	3	N/A	15	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	7	17	24	130	N/A	\$335,425	\$344,805	N/A	2.8%	\$332,713	\$334,900
Central Point	1	5	N/A	31	N/A	N/A	\$232,000	N/A	N/A	N/A	N/A
White City	6	11	45	96	\$187,450	\$166,250	\$178,900	-4.6%	7.6%	N/A	\$174,233
Eagle Point	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>30</b>	<b>58</b>	<b>41</b>	<b>103</b>	<b>\$229,900</b>	<b>\$220,400</b>	<b>\$231,000</b>	<b>0.5%</b>	<b>4.8%</b>	<b>\$225,000</b>	<b>\$247,369</b>

JACKSON CO RURAL HOME SALES - December 1, 2013 through February 28, 2014											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2013 vs Feb 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	53	33	113	99	\$268,500	\$210,000	\$260,000	-3.2%	23.8%	\$269,000	\$253,500
5 - 10 Acres	24	25	176	153	\$278,500	\$192,500	\$293,600	5.4%	52.5%	N/A	\$288,000
Over 10 Acres	19	25	144	226	\$470,000	\$387,500	\$329,000	-30.0%	-15.1%	\$310,000	\$450,000
<b>RURAL TOTALS</b>	<b>96</b>	<b>83</b>	<b>135</b>	<b>153</b>	<b>\$304,000</b>	<b>\$217,500</b>	<b>\$295,000</b>	<b>-3.0%</b>	<b>35.6%</b>	<b>\$274,000</b>	<b>\$277,500</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 02/28/13	Active 02/28/14	% Change
Ashland	135	174	28.9%
Talent	31	34	9.7%
Phoenix	15	13	-13.3%
Jacksonville	48	51	6.3%
Northwest Medford	10	15	50.0%
West Medford	37	48	29.7%
Southwest Medford	26	46	76.9%
East Medford	149	189	26.8%
Central Point	79	108	36.7%
White City	22	28	27.3%
Eagle Point	58	80	37.9%
Shady Cove / Trail	47	47	0.0%
Gold Hill & Rogue River	85	84	-1.2%
Other Areas	81	61	-24.7%
<b>COUNTY TOTALS</b>	<b>823</b>	<b>978</b>	<b>18.8%</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 - December 1, 2013 through February 28, 2014**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28			Feb 2013 vs Feb 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2013	Median \$ 2014	1-year % Change	Median \$	Median \$
Ashland	6	3	100	15	\$234,200	N/A	N/A	\$234,200	N/A
Talent	5	1	63	N/A	\$169,000	N/A	N/A	N/A	N/A
Phoenix	5	0	21	N/A	\$159,900	N/A	N/A	N/A	N/A
Jacksonville	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	22	10	44	31	\$75,175	\$98,000	30.4%	\$83,500	N/A
Southwest Medford	14	5	24	12	\$131,450	\$170,000	29.3%	\$119,700	N/A
East Medford	37	14	36	88	\$168,000	\$153,500	-8.6%	\$185,250	\$160,000
Central Point	26	9	23	60	\$157,450	\$139,000	-11.7%	\$150,000	N/A
White City	8	6	88	50	\$101,500	\$135,950	33.9%	N/A	N/A
Eagle Point	13	6	72	58	\$150,000	\$144,950	-3.4%	N/A	\$184,950
Shady Cove / Trail	0	7	N/A	270	N/A	\$30,750	N/A	N/A	N/A
Gold Hill & Rogue River	5	2	111	N/A	\$125,000	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>145</b>	<b>64</b>	<b>47</b>	<b>79</b>	<b>\$136,000</b>	<b>\$131,250</b>	<b>-3.5%</b>	<b>\$135,350</b>	<b>\$150,000</b>

**JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2013 through February 28, 2014**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 28							Dec 1 - Feb 28				Dec 1 - Feb 28			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	45	93.8%	3	6.3%	0	0.0%	48	95	N/A	N/A	90	\$352,000	N/A	N/A	\$337,500
Talent	8	88.9%	0	0.0%	1	11.1%	9	38	N/A	N/A	59	\$215,750	N/A	N/A	\$205,000
Phoenix	7	100.0%	0	0.0%	0	0.0%	7	48	N/A	N/A	48	\$207,500	N/A	N/A	\$207,500
Jacksonville	10	100.0%	0	0.0%	0	0.0%	10	49	N/A	N/A	49	\$311,325	N/A	N/A	\$311,325
Northwest Medford	13	86.7%	1	6.7%	0	0.0%	15	30	N/A	N/A	31	\$165,500	N/A	N/A	\$159,900
West Medford	20	66.7%	4	13.3%	6	20.0%	30	67	13	43	55	\$118,500	\$120,450	\$85,000	\$115,000
Southwest Medford	17	77.3%	2	9.1%	3	13.6%	22	47	N/A	N/A	39	\$185,500	N/A	N/A	\$176,450
East Medford	79	84.9%	4	4.3%	10	10.8%	93	61	41	107	65	\$217,000	\$135,500	\$153,500	\$205,000
Central Point	28	73.7%	3	7.9%	6	15.8%	38	40	N/A	72	44	\$174,450	N/A	\$146,575	\$161,450
White City	17	70.8%	2	8.3%	4	16.7%	24	41	N/A	54	41	\$140,000	N/A	\$138,000	\$140,000
Eagle Point	23	79.3%	1	3.4%	5	17.2%	29	38	N/A	56	42	\$239,900	N/A	\$125,000	\$209,000
Shady Cove / Trail	5	41.7%	4	33.3%	3	25.0%	12	94	386	N/A	197	\$185,000	\$30,750	N/A	\$127,500
Gold Hill & Rogue River	8	80.0%	0	0.0%	2	20.0%	10	80	N/A	N/A	75	\$164,950	N/A	N/A	\$148,120
<b>URBAN TOTALS</b>	<b>280</b>	<b>80.7%</b>	<b>24</b>	<b>6.9%</b>	<b>40</b>	<b>11.5%</b>	<b>347</b>	<b>59</b>	<b>88</b>	<b>74</b>	<b>62</b>	<b>\$204,500</b>	<b>\$109,500</b>	<b>\$139,500</b>	<b>\$185,000</b>

**ALL HOMES ON MARKET (including rural) - 02/28/14**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	165	94.8%	1	0.6%	7	4.0%	174
Talent	29	85.3%	3	8.8%	2	5.9%	34
Phoenix	12	92.3%	1	7.7%	0	0.0%	13
Jacksonville	50	98.0%	0	0.0%	0	0.0%	51
Northwest Medford	11	73.3%	0	0.0%	4	26.7%	15
West Medford	35	72.9%	7	14.6%	5	10.4%	48
Southwest Medford	41	89.1%	2	4.3%	3	6.5%	46
East Medford	173	91.5%	6	3.2%	9	4.8%	189
Central Point	86	79.6%	6	5.6%	15	13.9%	108
White City	22	78.6%	1	3.6%	5	17.9%	28
Eagle Point	74	92.5%	2	2.5%	4	5.0%	80
Shady Cove / Trail	41	87.2%	3	6.4%	3	6.4%	47
Gold Hill & Rogue River	75	89.3%	3	3.6%	4	4.8%	84
Other Areas	56	91.8%	1	1.6%	3	4.9%	61
<b>COUNTY TOTALS</b>	<b>870</b>	<b>89.0%</b>	<b>36</b>	<b>3.7%</b>	<b>64</b>	<b>6.5%</b>	<b>978</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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