



JACKSON CO EXISTING HOME SALES - February 1, 2014 through April 30, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Apr 2013 vs Apr 2014	
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30						
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	80	55	93	54	\$337,000	\$331,000	\$347,715	3.2%	5.0%	\$352,000	\$376,000
Talent	18	14	57	66	\$250,000	\$205,750	\$197,750	-20.9%	-3.9%	\$231,000	\$177,250
Phoenix	10	8	20	36	\$170,200	\$187,250	\$229,000	34.5%	22.3%	N/A	N/A
Jacksonville	9	8	60	98	\$310,000	\$295,000	\$334,500	7.9%	13.4%	\$375,000	N/A
Northwest Medford	8	10	27	34	\$158,500	\$118,500	\$158,250	-0.2%	33.5%	\$120,750	\$151,000
West Medford	40	46	54	55	\$110,900	\$87,500	\$117,400	5.9%	34.2%	\$108,000	\$142,500
Southwest Medford	27	25	27	25	\$183,750	\$133,000	\$163,000	-11.3%	22.6%	\$125,000	\$174,950
East Medford	127	121	55	58	\$219,000	\$205,000	\$221,500	1.1%	8.0%	\$227,000	\$210,000
Central Point	60	49	48	34	\$180,000	\$159,000	\$185,000	2.8%	16.4%	\$196,000	\$177,000
White City	15	32	30	34	\$142,000	\$113,000	\$154,700	8.9%	36.9%	\$122,000	\$157,000
Eagle Point	42	40	84	46	\$215,000	\$188,500	\$234,250	9.0%	24.3%	\$256,500	\$188,450
Shady Cove / Trail	8	4	168	85	\$190,000	\$135,500	\$154,650	-18.6%	14.1%	\$105,800	N/A
Gold Hill & Rogue River	7	13	78	76	\$154,900	\$125,000	\$129,500	-16.4%	3.6%	N/A	N/A
URBAN TOTALS	451	425	62	50	\$195,000	\$186,000	\$190,000	-2.6%	2.2%	\$185,500	\$190,000

JACKSON CO NEW HOME SALES - February 1, 2014 through April 30, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING					Apr 2013 vs Apr 2014	
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30						
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	6	1	131	N/A	\$325,305	\$275,000	N/A	N/A	N/A	N/A	N/A
Talent	2	5	N/A	244	N/A	N/A	\$231,250	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	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	12	N/A	81	N/A	N/A	\$231,345	N/A	N/A	N/A	\$215,420
West Medford	3	3	32	179	N/A	N/A	N/A	N/A	N/A	N/A	\$192,500
Southwest Medford	5	5	25	75	N/A	\$189,900	\$214,900	N/A	13.2%	N/A	N/A
East Medford	13	25	18	136	\$281,400	\$335,425	\$334,900	19.0%	-0.2%	\$327,800	\$314,450
Central Point	6	8	93	85	N/A	\$194,450	\$240,750	N/A	23.8%	N/A	\$240,750
White City	6	8	47	30	\$185,600	\$160,450	\$183,416	-1.2%	14.3%	N/A	N/A
Eagle Point	3	1	28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	48	70	56	110	\$235,900	\$217,400	\$241,373	2.3%	11.0%	\$218,900	\$228,125

JACKSON CO RURAL HOME SALES - February 1, 2014 through April 30, 2014											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Apr 2013 vs Apr 2014	
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30						
	# 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	52	53	154	61	\$220,000	\$274,500	\$225,000	2.3%	-18.0%	\$264,500	\$216,730
5 - 10 Acres	21	30	213	129	\$258,750	\$225,000	\$255,000	-1.4%	13.3%	\$209,900	\$215,000
Over 10 Acres	22	16	132	108	\$322,500	\$322,500	\$475,000	47.3%	47.3%	\$325,000	\$519,750
RURAL TOTALS	94	99	161	90	\$262,500	\$277,500	\$248,000	-5.5%	-10.6%	\$291,950	\$220,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 04/30/13	Active 04/30/14	% Change
Ashland	168	215	28.0%
Talent	29	26	-10.3%
Phoenix	13	25	92.3%
Jacksonville	61	59	-3.3%
Northwest Medford	13	12	-7.7%
West Medford	38	44	15.8%
Southwest Medford	32	45	40.6%
East Medford	183	196	7.1%
Central Point	97	113	16.5%
White City	26	25	-3.8%
Eagle Point	70	103	47.1%
Shady Cove / Trail	58	57	-1.7%
Gold Hill & Rogue River	108	111	2.8%
Other Areas	79	77	-2.5%
COUNTY TOTALS	975	1108	13.6%

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.

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 - February 1, 2014 through April 30, 2014									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2013 vs Apr 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2013	Median \$ 2014	1-year % Change	Median \$	Median \$
Ashland	7	5	143	56	\$244,900	\$156,500	-36.1%	N/A	N/A
Talent	4	3	49	127	\$160,000	N/A	N/A	N/A	N/A
Phoenix	4	0	28	N/A	\$136,500	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	3	2	24	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	20	12	55	35	\$75,000	\$85,500	14.0%	\$75,000	\$106,000
Southwest Medford	12	2	42	N/A	\$119,700	N/A	N/A	N/A	N/A
East Medford	31	18	64	73	\$164,000	\$177,500	8.2%	\$152,000	\$177,500
Central Point	20	10	41	39	\$130,250	\$158,750	21.9%	\$159,000	N/A
White City	7	8	52	50	\$95,000	\$138,950	46.3%	N/A	N/A
Eagle Point	12	9	116	56	\$142,727	\$170,000	19.1%	N/A	\$150,000
Shady Cove / Trail	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	3	2	57	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	124	72	62	53	\$125,503	\$155,000	23.5%	\$127,000	\$156,500

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - February 1, 2014 through April 30, 2014															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	50	90.9%	3	5.5%	2	3.6%	55	54	N/A	N/A	54	\$356,000	N/A	N/A	\$347,715
Talent	11	78.6%	2	14.3%	1	7.1%	14	50	N/A	N/A	66	\$215,000	N/A	N/A	\$197,750
Phoenix	8	100.0%	0	0.0%	0	0.0%	8	36	N/A	N/A	36	\$229,000	N/A	N/A	\$229,000
Jacksonville	8	100.0%	0	0.0%	0	0.0%	8	98	N/A	N/A	98	\$334,500	N/A	N/A	\$334,500
Northwest Medford	7	70.0%	2	20.0%	0	0.0%	10	35	N/A	N/A	34	\$172,000	N/A	N/A	\$158,250
West Medford	34	73.9%	6	13.0%	6	13.0%	46	62	42	28	55	\$120,500	\$83,000	\$88,000	\$117,400
Southwest Medford	23	92.0%	2	8.0%	0	0.0%	25	26	N/A	N/A	25	\$169,000	N/A	N/A	\$163,000
East Medford	102	84.3%	10	8.3%	8	6.6%	121	56	26	131	58	\$225,000	\$197,500	\$165,100	\$221,500
Central Point	39	79.6%	6	12.2%	4	8.2%	49	33	41	36	34	\$190,000	\$122,250	\$190,313	\$185,000
White City	23	71.9%	5	15.6%	3	9.4%	32	31	31	N/A	34	\$155,000	\$154,900	N/A	\$154,700
Eagle Point	31	77.5%	5	12.5%	4	10.0%	40	43	44	71	46	\$239,900	\$164,900	\$196,000	\$234,250
Shady Cove / Trail	3	75.0%	0	0.0%	1	25.0%	4	N/A	N/A	N/A	85	N/A	N/A	N/A	\$154,650
Gold Hill & Rogue River	11	84.6%	0	0.0%	2	15.4%	13	88	N/A	N/A	76	\$160,000	N/A	N/A	\$129,500
URBAN TOTALS	350	82.4%	41	9.6%	31	7.3%	425	50	37	75	50	\$204,950	\$154,900	\$157,500	\$190,000

ALL HOMES ON MARKET (including rural) - 04/30/14							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	208	96.7%	2	0.9%	4	1.9%	215
Talent	25	96.2%	0	0.0%	1	3.8%	26
Phoenix	23	92.0%	1	4.0%	0	0.0%	25
Jacksonville	58	98.3%	1	1.7%	0	0.0%	59
Northwest Medford	8	66.7%	1	8.3%	3	25.0%	12
West Medford	39	88.6%	0	0.0%	4	9.1%	44
Southwest Medford	42	93.3%	1	2.2%	1	2.2%	45
East Medford	186	94.9%	2	1.0%	7	3.6%	196
Central Point	96	85.0%	6	5.3%	10	8.8%	113
White City	21	84.0%	1	4.0%	3	12.0%	25
Eagle Point	92	89.3%	3	2.9%	7	6.8%	103
Shady Cove / Trail	50	87.7%	4	7.0%	3	5.3%	57
Gold Hill & Rogue River	104	93.7%	2	1.8%	4	3.6%	111
Other Areas	71	92.2%	1	1.3%	4	5.2%	77
COUNTY TOTALS	1023	92.3%	25	2.3%	51	4.6%	1108

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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