



JACKSON CO EXISTING HOME SALES - January 1, 2014 through March 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2013 vs Mar 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	68	43	86	93	\$335,000	\$318,250	\$345,000	3.0%	8.4%	\$323,250	\$349,500
Talent	14	10	62	85	\$242,000	\$186,250	\$216,375	-10.6%	16.2%	\$208,500	\$216,375
Phoenix	8	8	18	53	\$114,450	\$187,250	\$215,250	88.1%	15.0%	N/A	\$212,000
Jacksonville	4	8	179	58	\$310,000	\$242,500	\$282,500	-8.9%	16.5%	N/A	N/A
Northwest Medford	8	10	49	38	N/A	\$132,550	\$142,450	N/A	7.5%	N/A	N/A
West Medford	38	40	68	63	\$105,000	\$77,500	\$105,000	0.0%	35.5%	\$77,500	\$105,000
Southwest Medford	21	18	35	30	\$181,825	\$140,000	\$166,250	-8.6%	18.8%	\$144,750	\$163,000
East Medford	115	94	63	66	\$221,950	\$199,900	\$207,500	-6.5%	3.8%	\$200,000	\$226,000
Central Point	49	35	37	43	\$182,000	\$159,000	\$174,900	-3.9%	10.0%	\$135,000	\$186,750
White City	10	24	40	35	\$135,500	\$100,000	\$135,000	-0.4%	35.0%	\$96,500	\$123,000
Eagle Point	39	34	66	38	\$253,450	\$150,000	\$239,950	-5.3%	60.0%	\$145,277	\$245,950
Shady Cove / Trail	6	8	111	240	\$204,950	\$180,000	\$55,375	-73.0%	-69.2%	N/A	N/A
Gold Hill & Rogue River	9	13	67	84	\$166,700	\$124,500	\$160,000	-4.0%	28.5%	\$106,450	\$129,500
URBAN TOTALS	389	345	63	64	\$195,000	\$180,000	\$187,500	-3.8%	4.2%	\$179,000	\$190,000

JACKSON CO NEW HOME SALES - January 1, 2014 through March 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2013 vs Mar 2014	
	# 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	99	N/A	N/A	\$269,950	N/A	N/A	N/A	N/A	N/A
Talent	2	5	N/A	266	N/A	N/A	\$240,000	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	3	N/A	18	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	6	N/A	113	N/A	N/A	\$231,345	N/A	N/A	N/A	\$214,945
West Medford	4	2	30	N/A	N/A	\$168,750	N/A	N/A	N/A	N/A	N/A
Southwest Medford	4	4	27	46	N/A	\$184,900	\$216,200	N/A	16.9%	N/A	N/A
East Medford	8	20	22	141	\$258,200	\$365,213	\$341,950	32.4%	-6.4%	\$437,000	\$339,900
Central Point	4	6	62	80	N/A	\$191,200	\$235,000	N/A	22.9%	N/A	N/A
White City	8	10	52	81	N/A	\$160,450	\$179,150	N/A	11.7%	\$151,800	N/A
Eagle Point	2	2	76	N/A	N/A	\$215,900	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	41	59	59	118	\$235,450	\$205,247	\$240,000	1.9%	16.9%	\$209,950	\$251,500

JACKSON CO RURAL HOME SALES - January 1, 2014 through March 31, 2014											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2013 vs Mar 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	58	43	131	71	\$235,575	\$271,500	\$237,000	0.6%	-12.7%	\$284,000	\$225,000
5 - 10 Acres	21	28	286	135	\$247,000	\$237,000	\$255,000	3.2%	7.6%	\$235,000	\$246,450
Over 10 Acres	13	13	117	103	\$495,000	\$392,000	\$365,000	-26.3%	-6.9%	\$309,000	\$387,500
RURAL TOTALS	91	84	163	97	\$262,250	\$269,000	\$250,750	-4.4%	-6.8%	\$280,000	\$240,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 03/31/13	Active 03/31/14	% Change
Ashland	158	194	22.8%
Talent	31	32	3.2%
Phoenix	11	23	109.1%
Jacksonville	56	51	-8.9%
Northwest Medford	12	15	25.0%
West Medford	31	39	25.8%
Southwest Medford	27	44	63.0%
East Medford	156	189	21.2%
Central Point	94	110	17.0%
White City	25	24	-4.0%
Eagle Point	71	91	28.2%
Shady Cove / Trail	59	51	-13.6%
Gold Hill & Rogue River	82	94	14.6%
Other Areas	76	68	-10.5%
COUNTY TOTALS	889	1025	15.3%

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.

©2014 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.



JACKSON CO EXISTING HOME SALES: DISTRESSED - January 1, 2014 through March 31, 2014									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31			Mar 2013 vs Mar 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2013	Median \$ 2014	1-year % Change	Median \$	Median \$
Ashland	6	3	130	37	\$234,200	N/A	N/A	N/A	N/A
Talent	4	2	50	N/A	\$188,500	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	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	19	11	59	38	\$71,500	\$79,000	10.5%	\$75,000	\$57,000
Southwest Medford	11	2	39	N/A	\$122,500	N/A	N/A	N/A	N/A
East Medford	35	14	50	88	\$164,000	\$165,100	0.7%	\$166,500	\$305,000
Central Point	18	10	29	48	\$151,500	\$158,750	4.8%	\$98,075	\$157,500
White City	6	6	59	59	\$91,500	\$120,000	31.1%	N/A	N/A
Eagle Point	13	6	126	64	\$147,553	\$184,950	25.3%	\$142,727	N/A
Shady Cove / Trail	0	5	N/A	324	N/A	\$30,750	N/A	N/A	N/A
Gold Hill & Rogue River	5	2	42	N/A	\$125,000	N/A	N/A	N/A	N/A
URBAN TOTALS	123	62	58	82	\$125,100	\$128,750	2.9%	\$120,000	\$159,900

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - January 1, 2014 through March 31, 2014															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Mar 31							Jan 1 - Mar 31				Jan 1 - Mar 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	40	93.0%	2	4.7%	1	2.3%	43	98	N/A	N/A	93	\$353,000	N/A	N/A	\$345,000
Talent	8	80.0%	1	10.0%	1	10.0%	10	64	N/A	N/A	85	\$216,375	N/A	N/A	\$216,375
Phoenix	8	100.0%	0	0.0%	0	0.0%	8	53	N/A	N/A	53	\$215,250	N/A	N/A	\$215,250
Jacksonville	8	100.0%	0	0.0%	0	0.0%	8	58	N/A	N/A	58	\$282,500	N/A	N/A	\$282,500
Northwest Medford	8	80.0%	1	10.0%	0	0.0%	10	38	N/A	N/A	38	\$162,700	N/A	N/A	\$142,450
West Medford	29	72.5%	5	12.5%	6	15.0%	40	72	41	35	63	\$119,500	\$80,000	\$73,875	\$105,000
Southwest Medford	16	88.9%	1	5.6%	1	5.6%	18	33	N/A	N/A	30	\$166,250	N/A	N/A	\$166,250
East Medford	80	85.1%	5	5.3%	9	9.6%	94	62	22	124	66	\$213,500	\$276,000	\$160,000	\$207,500
Central Point	25	71.4%	5	14.3%	5	14.3%	35	41	40	56	43	\$176,500	\$129,000	\$160,000	\$174,900
White City	17	70.8%	3	12.5%	3	12.5%	24	29	N/A	N/A	35	\$135,000	N/A	N/A	\$135,000
Eagle Point	28	82.4%	2	5.9%	4	11.8%	34	33	N/A	68	38	\$252,200	N/A	\$165,000	\$239,950
Shady Cove / Trail	3	37.5%	4	50.0%	1	12.5%	8	N/A	386	N/A	240	N/A	\$30,750	N/A	\$55,375
Gold Hill & Rogue River	11	84.6%	0	0.0%	2	15.4%	13	90	N/A	N/A	84	\$169,900	N/A	N/A	\$160,000
URBAN TOTALS	281	81.4%	29	8.4%	33	9.6%	345	60	84	79	64	\$200,000	\$107,500	\$150,000	\$187,500

ALL HOMES ON MARKET (including rural) - 03/31/14							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	188	96.9%	1	0.5%	4	2.1%	194
Talent	27	84.4%	3	9.4%	2	6.3%	32
Phoenix	21	91.3%	1	4.3%	0	0.0%	23
Jacksonville	51	100.0%	0	0.0%	0	0.0%	51
Northwest Medford	13	86.7%	0	0.0%	2	13.3%	15
West Medford	33	84.6%	2	5.1%	3	7.7%	39
Southwest Medford	41	93.2%	2	4.5%	1	2.3%	44
East Medford	177	93.7%	3	1.6%	7	3.7%	189
Central Point	91	82.7%	7	6.4%	12	10.9%	110
White City	20	83.3%	1	4.2%	3	12.5%	24
Eagle Point	83	91.2%	1	1.1%	7	7.7%	91
Shady Cove / Trail	45	88.2%	2	3.9%	4	7.8%	51
Gold Hill & Rogue River	87	92.6%	2	2.1%	3	3.2%	94
Other Areas	64	94.1%	1	1.5%	3	4.4%	68
COUNTY TOTALS	941	91.8%	26	2.5%	51	5.0%	1025

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.

©2014 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.