



JACKSON CO EXISTING HOME SALES - July 1, 2014 through September 30, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2013 vs Sep 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	95	98	60	69	\$345,000	\$325,000	\$358,000	3.8%	10.2%	\$292,000	\$375,000
Talent	10	18	19	34	\$210,000	\$166,500	\$201,000	-4.3%	20.7%	N/A	\$197,000
Phoenix	19	13	21	62	\$199,000	\$199,000	\$178,000	-10.6%	-10.6%	\$201,000	\$175,000
Jacksonville	14	15	102	91	\$340,000	\$355,000	\$262,000	-22.9%	-26.2%	N/A	N/A
Northwest Medford	22	6	32	31	\$149,000	\$123,750	\$183,750	23.3%	48.5%	\$119,500	N/A
West Medford	43	42	42	35	\$111,500	\$118,600	\$135,250	21.3%	14.0%	\$134,950	\$124,200
Southwest Medford	30	32	25	29	\$187,000	\$182,500	\$196,500	5.1%	7.7%	\$172,950	\$198,000
East Medford	159	195	49	46	\$209,000	\$222,000	\$237,000	13.4%	6.8%	\$225,000	\$215,000
Central Point	69	79	32	52	\$165,500	\$175,000	\$177,500	7.3%	1.4%	\$214,500	\$192,250
White City	20	16	26	66	\$138,500	\$124,501	\$134,730	-2.7%	8.2%	\$93,000	\$134,000
Eagle Point	42	39	38	46	\$185,500	\$203,500	\$235,000	26.7%	15.5%	\$212,150	\$265,500
Shady Cove / Trail	6	13	97	63	\$207,500	\$164,000	\$155,000	-25.3%	-5.5%	N/A	\$174,900
Gold Hill & Rogue River	12	13	88	88	\$129,950	\$179,500	\$169,500	30.4%	-5.6%	\$165,000	N/A
URBAN TOTALS	541	580	46	52	\$189,950	\$200,000	\$218,500	15.0%	9.3%	\$205,750	\$205,000

JACKSON CO NEW HOME SALES - July 1, 2014 through September 30, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2013 vs Sep 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	5	N/A	75	\$259,000	N/A	\$320,000	23.6%	N/A	N/A	N/A
Talent	9	3	67	208	N/A	\$239,900	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	1	6	N/A	105	N/A	N/A	\$255,000	N/A	N/A	N/A	N/A
Northwest Medford	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	3	5	36	89	N/A	N/A	\$198,900	N/A	N/A	N/A	N/A
Southwest Medford	8	4	55	69	N/A	\$197,000	\$234,005	N/A	18.8%	N/A	N/A
East Medford	10	20	68	60	\$260,000	\$334,750	\$362,694	39.5%	8.3%	\$323,200	\$355,000
Central Point	9	6	49	49	N/A	\$221,696	\$232,450	N/A	4.9%	N/A	N/A
White City	7	3	36	39	\$164,500	\$174,900	N/A	N/A	N/A	N/A	N/A
Eagle Point	2	6	N/A	97	\$219,900	N/A	\$235,750	7.2%	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	3	N/A	26	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	52	63	63	73	\$224,950	\$218,034	\$255,000	13.4%	17.0%	\$218,500	\$252,000

JACKSON CO RURAL HOME SALES - July 1, 2014 through September 30, 2014											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30					Sep 2013 vs Sep 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	75	79	80	110	\$216,000	\$209,000	\$255,250	18.2%	22.1%	\$210,000	\$255,000
5 - 10 Acres	40	38	84	64	\$245,000	\$277,000	\$361,750	47.7%	30.6%	\$374,500	\$250,000
Over 10 Acres	43	30	195	137	\$383,800	\$355,000	\$370,000	-3.6%	4.2%	\$355,000	\$380,000
RURAL TOTALS	157	146	113	92	\$264,000	\$287,900	\$317,500	20.3%	10.3%	\$290,000	\$268,450

ALL HOMES ON MARKET (includes rural)			
Area	Active 09/30/13	Active 09/30/14	% Change
Ashland	246	250	1.6%
Talent	30	25	-16.7%
Phoenix	19	23	21.1%
Jacksonville	69	63	-8.7%
Northwest Medford	26	29	11.5%
West Medford	55	57	3.6%
Southwest Medford	38	65	71.1%
East Medford	209	318	52.2%
Central Point	96	138	43.8%
White City	27	32	18.5%
Eagle Point	92	111	20.7%
Shady Cove / Trail	72	62	-13.9%
Gold Hill & Rogue River	115	118	2.6%
Other Areas	84	73	-13.1%
COUNTY TOTALS	1178	1364	15.8%

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 - July 1, 2014 through September 30, 2014									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jul 1 - Sep 30		Jul 1 - Sep 30		Jul 1 - Sep 30			Sep 2013 vs Sep 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2013	Median \$ 2014	1-year % Change	Median \$	Median \$
Ashland	5	3	63	189	\$294,000	N/A	N/A	N/A	N/A
Talent	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	2	3	N/A	63	N/A	N/A	N/A	N/A	N/A
Jacksonville	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	8	0	19	N/A	\$130,000	N/A	N/A	\$119,500	N/A
West Medford	12	5	88	58	\$98,250	\$89,900	-8.5%	\$123,250	N/A
Southwest Medford	5	2	66	N/A	\$187,900	N/A	N/A	N/A	N/A
East Medford	19	16	36	59	\$174,900	\$197,000	12.6%	\$144,250	\$205,000
Central Point	12	14	38	49	\$133,600	\$152,500	14.1%	\$163,500	\$125,000
White City	6	3	19	196	\$120,001	N/A	N/A	N/A	N/A
Eagle Point	5	4	23	37	\$151,500	\$191,500	26.4%	N/A	\$191,500
Shady Cove / Trail	1	5	N/A	63	N/A	\$160,000	N/A	N/A	N/A
Gold Hill & Rogue River	1	3	N/A	95	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	78	59	45	70	\$149,500	\$164,900	10.3%	\$154,500	\$172,550

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - July 1, 2014 through September 30, 2014															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jul 1 - Sep 30							Jul 1 - Sep 30				Jul 1 - Sep 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	95	96.9%	2	2.0%	1	1.0%	98	65	N/A	N/A	69	\$362,000	N/A	N/A	\$358,000
Talent	18	100.0%	0	0.0%	0	0.0%	18	34	N/A	N/A	34	\$201,000	N/A	N/A	\$201,000
Phoenix	10	76.9%	1	7.7%	2	15.4%	13	62	N/A	N/A	62	\$178,950	N/A	N/A	\$178,000
Jacksonville	13	86.7%	1	6.7%	0	0.0%	15	102	N/A	N/A	91	\$247,500	N/A	N/A	\$262,000
Northwest Medford	6	100.0%	0	0.0%	0	0.0%	6	31	N/A	N/A	31	\$183,750	N/A	N/A	\$183,750
West Medford	37	88.1%	5	11.9%	1	2.4%	42	32	58	N/A	35	\$136,000	\$89,900	N/A	\$135,250
Southwest Medford	29	90.6%	1	3.1%	1	3.1%	32	28	N/A	N/A	29	\$196,000	N/A	N/A	\$196,500
East Medford	179	91.8%	11	5.6%	5	2.6%	195	45	47	86	46	\$242,000	\$189,000	\$215,000	\$237,000
Central Point	65	82.3%	8	10.1%	6	7.6%	79	52	59	35	52	\$193,000	\$154,950	\$140,000	\$177,500
White City	13	81.3%	1	6.3%	2	12.5%	16	36	N/A	N/A	66	\$144,000	N/A	N/A	\$134,730
Eagle Point	35	89.7%	1	2.6%	3	7.7%	39	47	N/A	N/A	46	\$274,500	N/A	N/A	\$235,000
Shady Cove / Trail	8	61.5%	3	23.1%	2	15.4%	13	63	N/A	N/A	63	\$154,950	N/A	N/A	\$155,000
Gold Hill & Rogue River	10	76.9%	2	15.4%	1	7.7%	13	85	N/A	N/A	88	\$196,418	N/A	N/A	\$169,500
URBAN TOTALS	519	89.5%	36	6.2%	24	4.1%	580	50	56	91	52	\$225,000	\$162,450	\$162,070	\$218,500

ALL HOMES ON MARKET (including rural) - 09/30/14							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	245	98.0%	3	1.2%	0	0.0%	250
Talent	25	100.0%	0	0.0%	0	0.0%	25
Phoenix	21	91.3%	1	4.3%	1	4.3%	23
Jacksonville	61	96.8%	0	0.0%	2	3.2%	63
Northwest Medford	24	82.8%	2	6.9%	3	10.3%	29
West Medford	51	89.5%	4	7.0%	1	1.8%	57
Southwest Medford	61	93.8%	3	4.6%	1	1.5%	65
East Medford	299	94.0%	11	3.5%	5	1.6%	318
Central Point	124	89.9%	4	2.9%	10	7.2%	138
White City	26	81.3%	1	3.1%	3	9.4%	32
Eagle Point	104	93.7%	3	2.7%	3	2.7%	111
Shady Cove / Trail	59	95.2%	3	4.8%	0	0.0%	62
Gold Hill & Rogue River	109	92.4%	5	4.2%	4	3.4%	118
Other Areas	73	100.0%	0	0.0%	0	0.0%	73
COUNTY TOTALS	1282	94.0%	40	2.9%	33	2.4%	1364

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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