



JACKSON CO EXISTING HOME SALES - November 1, 2013 through January 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2013 vs Jan 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	64	53	72	79	\$329,000	\$327,500	\$350,000	6.4%	6.9%	\$347,000	\$445,000
Talent	10	10	70	24	\$242,000	\$164,950	\$215,750	-10.8%	30.8%	N/A	N/A
Phoenix	10	5	35	49	\$148,450	\$168,450	\$200,000	34.7%	18.7%	N/A	N/A
Jacksonville	14	12	131	69	\$280,000	\$248,500	\$291,325	4.0%	17.2%	N/A	N/A
Northwest Medford	12	15	68	18	N/A	\$125,050	\$157,000	N/A	25.5%	\$149,000	\$142,450
West Medford	41	30	62	49	\$140,700	\$89,000	\$112,625	-20.0%	26.5%	\$70,000	\$105,000
Southwest Medford	28	20	41	49	\$176,450	\$164,450	\$196,000	11.1%	19.2%	N/A	\$183,380
East Medford	141	104	67	46	\$202,500	\$195,000	\$212,500	4.9%	9.0%	\$189,900	\$196,000
Central Point	65	48	29	42	\$179,000	\$168,900	\$158,450	-11.5%	-6.2%	\$173,400	\$139,000
White City	19	24	138	27	\$148,500	\$97,000	\$135,125	-9.0%	39.3%	N/A	N/A
Eagle Point	33	32	55	33	\$245,000	\$188,000	\$227,000	-7.3%	20.7%	\$177,500	\$252,500
Shady Cove / Trail	8	14	97	170	N/A	\$139,500	\$137,500	N/A	-1.4%	N/A	\$30,750
Gold Hill & Rogue River	15	9	83	92	\$178,750	\$125,000	\$169,900	-5.0%	35.9%	\$97,250	N/A
<b>COUNTY TOTALS</b>	<b>460</b>	<b>376</b>	<b>65</b>	<b>53</b>	<b>\$195,000</b>	<b>\$182,500</b>	<b>\$192,750</b>	<b>-1.2%</b>	<b>5.6%</b>	<b>\$174,200</b>	<b>\$176,500</b>

JACKSON CO NEW HOME SALES - November 1, 2013 through January 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2013 vs Jan 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	1	76	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	3	3	96	131	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	3	N/A	69	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	4	34	56	N/A	\$179,700	\$197,174	N/A	9.7%	N/A	N/A
West Medford	1	4	N/A	58	N/A	N/A	\$189,900	N/A	N/A	N/A	N/A
Southwest Medford	0	5	N/A	26	N/A	N/A	\$212,000	N/A	N/A	N/A	N/A
East Medford	8	11	39	130	\$345,298	\$349,250	\$344,805	-0.1%	-1.3%	N/A	N/A
Central Point	0	7	N/A	21	N/A	N/A	\$238,000	N/A	N/A	N/A	N/A
White City	7	12	24	97	N/A	\$150,000	\$173,375	N/A	15.6%	N/A	\$178,900
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>COUNTY TOTALS</b>	<b>26</b>	<b>54</b>	<b>45</b>	<b>78</b>	<b>\$237,450</b>	<b>\$249,950</b>	<b>\$213,750</b>	<b>-10.0%</b>	<b>-14.5%</b>	<b>\$177,350</b>	<b>\$215,500</b>

JACKSON CO RURAL HOME SALES - November 1, 2013 through January 31, 2014											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2013 vs Jan 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2009	Median \$ 2013	Median \$ 2014	5-year % Change	1-year % Change	Median \$	Median \$
<b>COUNTY TOTALS</b>	<b>111</b>	<b>110</b>	<b>162</b>	<b>129</b>	<b>\$285,000</b>	<b>\$230,000</b>	<b>\$299,500</b>	<b>5.1%</b>	<b>30.2%</b>	<b>\$241,875</b>	<b>\$260,000</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 01/31/13	Active 01/31/14	% Change
Ashland	150	182	21.3%
Talent	34	33	-2.9%
Phoenix	13	15	15.4%
Jacksonville	46	48	4.3%
Northwest Medford	6	18	200.0%
West Medford	38	55	44.7%
Southwest Medford	26	51	96.2%
East Medford	140	179	27.9%
Central Point	74	103	39.2%
White City	19	28	47.4%
Eagle Point	64	77	20.3%
Shady Cove / Trail	50	41	-18.0%
Gold Hill & Rogue River	84	88	4.8%
Other Areas	78	61	-21.8%
<b>COUNTY TOTALS</b>	<b>822</b>	<b>979</b>	<b>19.1%</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 - November 1, 2013 through January 31, 2014									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2013 vs Jan 2014	
	# Sold 2013	# Sold 2014	Average 2013	Average 2014	Median \$ 2013	Median \$ 2014	1-year % Change	Median \$	Median \$
Ashland	9	2	67	N/A	\$245,100	N/A	N/A	N/A	N/A
Talent	3	0	61	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	3	0	14	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	3	0	108	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	1	57	N/A	\$120,050	N/A	N/A	N/A	N/A
West Medford	20	10	45	25	\$80,175	\$107,500	34.1%	\$65,500	N/A
Southwest Medford	13	5	52	33	\$148,000	\$178,000	20.3%	N/A	N/A
East Medford	44	12	41	34	\$162,500	\$163,250	0.5%	\$145,000	N/A
Central Point	29	11	30	50	\$155,000	\$140,500	-9.4%	\$163,500	N/A
White City	10	6	171	17	\$92,500	\$114,000	23.2%	N/A	N/A
Eagle Point	13	7	64	27	\$179,900	\$264,900	47.2%	\$190,000	N/A
Shady Cove / Trail	1	7	N/A	272	N/A	\$30,750	N/A	N/A	\$30,750
Gold Hill & Rogue River	8	1	80	N/A	\$99,000	N/A	N/A	N/A	N/A
<b>COUNTY TOTALS</b>	<b>162</b>	<b>62</b>	<b>56</b>	<b>60</b>	<b>\$137,000</b>	<b>\$137,450</b>	<b>0.3%</b>	<b>\$135,645</b>	<b>\$105,000</b>

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2013 through January 31, 2014															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	51	96.2%	2	3.8%	0	0.0%	53	81	N/A	N/A	79	\$351,535	N/A	N/A	\$350,000
Talent	10	100.0%	0	0.0%	0	0.0%	10	24	N/A	N/A	24	\$215,750	N/A	N/A	\$215,750
Phoenix	5	100.0%	0	0.0%	0	0.0%	5	49	N/A	N/A	49	\$200,000	N/A	N/A	\$200,000
Jacksonville	12	100.0%	0	0.0%	0	0.0%	12	69	N/A	N/A	69	\$291,325	N/A	N/A	\$291,325
Northwest Medford	14	93.3%	1	6.7%	0	0.0%	15	18	N/A	N/A	18	\$158,450	N/A	N/A	\$157,000
West Medford	20	66.7%	4	13.3%	6	20.0%	30	61	13	33	49	\$118,500	\$120,450	\$94,500	\$112,625
Southwest Medford	15	75.0%	2	10.0%	3	15.0%	20	55	N/A	N/A	49	\$209,000	N/A	N/A	\$196,000
East Medford	92	88.5%	4	3.8%	8	7.7%	104	48	45	28	46	\$216,250	\$156,750	\$163,250	\$212,500
Central Point	35	72.9%	3	6.3%	8	16.7%	48	40	N/A	63	42	\$163,000	N/A	\$139,750	\$158,450
White City	18	75.0%	1	4.2%	5	20.8%	24	31	N/A	18	27	\$136,625	N/A	\$123,000	\$135,125
Eagle Point	25	78.1%	2	6.3%	5	15.6%	32	34	N/A	25	33	\$205,000	N/A	\$127,000	\$227,000
Shady Cove / Trail	7	50.0%	4	28.6%	3	21.4%	14	68	386	N/A	170	\$185,000	\$30,750	N/A	\$137,500
Gold Hill & Rogue River	8	88.9%	0	0.0%	1	11.1%	9	91	N/A	N/A	92	\$174,200	N/A	N/A	\$169,900
<b>COUNTY TOTALS</b>	<b>312</b>	<b>83.0%</b>	<b>23</b>	<b>6.1%</b>	<b>39</b>	<b>10.4%</b>	<b>376</b>	<b>52</b>	<b>91</b>	<b>41</b>	<b>53</b>	<b>\$205,250</b>	<b>\$116,000</b>	<b>\$140,500</b>	<b>\$192,750</b>

ALL HOMES ON MARKET (including rural) - 01/31/14							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	171	94.0%	3	1.6%	7	3.8%	182
Talent	29	87.9%	3	9.1%	1	3.0%	33
Phoenix	14	93.3%	1	6.7%	0	0.0%	15
Jacksonville	48	100.0%	0	0.0%	0	0.0%	48
Northwest Medford	16	88.9%	0	0.0%	2	11.1%	18
West Medford	42	76.4%	6	10.9%	6	10.9%	55
Southwest Medford	43	84.3%	4	7.8%	4	7.8%	51
East Medford	156	87.2%	7	3.9%	14	7.8%	179
Central Point	85	82.5%	7	6.8%	10	9.7%	103
White City	20	71.4%	4	14.3%	4	14.3%	28
Eagle Point	65	84.4%	6	7.8%	6	7.8%	77
Shady Cove / Trail	36	87.8%	2	4.9%	3	7.3%	41
Gold Hill & Rogue River	79	89.8%	1	1.1%	6	6.8%	88
Other Areas	57	93.4%	1	1.6%	3	4.9%	61
<b>COUNTY TOTALS</b>	<b>861</b>	<b>87.9%</b>	<b>45</b>	<b>4.6%</b>	<b>66</b>	<b>6.7%</b>	<b>979</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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