



JACKSON CO EXISTING HOME SALES - October 1, 2013 through December 31, 2013											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2012 vs Dec 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	83	78	84	69	\$368,000	\$320,000	\$325,000	-11.7%	1.6%	\$318,000	\$320,000
Talent	13	14	63	16	\$245,000	\$175,000	\$205,750	-16.0%	17.6%	\$159,950	\$219,000
Phoenix	16	10	55	22	\$225,000	\$164,950	\$224,750	-0.1%	36.3%	\$184,950	\$196,000
Jacksonville	14	17	108	86	\$270,000	\$265,500	\$249,000	-7.8%	-6.2%	\$248,500	\$325,000
Northwest Medford	9	16	98	26	N/A	\$115,000	\$153,500	N/A	33.5%	N/A	\$157,000
West Medford	43	32	48	41	\$142,900	\$92,000	\$111,125	-22.2%	20.8%	\$94,450	\$116,250
Southwest Medford	33	30	41	38	\$186,900	\$164,000	\$187,750	0.5%	14.5%	\$167,000	\$195,000
East Medford	174	135	58	52	\$220,000	\$200,000	\$228,000	3.6%	14.0%	\$210,000	\$216,250
Central Point	78	62	40	39	\$180,000	\$159,950	\$167,000	-7.2%	4.4%	\$160,000	\$164,950
White City	23	26	132	31	\$142,500	\$105,000	\$132,125	-7.3%	25.8%	\$108,000	\$147,500
Eagle Point	45	32	56	41	\$215,000	\$192,000	\$197,300	-8.2%	2.8%	\$200,000	\$192,100
Shady Cove / Trail	13	13	144	97	N/A	\$175,000	\$185,000	N/A	5.7%	N/A	\$137,500
Gold Hill & Rogue River	15	11	77	88	\$180,000	\$146,000	\$170,700	-5.2%	16.9%	\$180,000	N/A
COUNTY TOTALS	559	477	65	50	\$210,450	\$183,000	\$205,000	-2.6%	12.0%	\$187,000	\$187,336

JACKSON CO NEW HOME SALES - October 1, 2013 through December 31, 2013											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2012 vs Dec 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	1	66	N/A	N/A	\$422,450	N/A	N/A	N/A	N/A	N/A
Talent	2	2	N/A	N/A	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	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	2	4	N/A	46	N/A	N/A	\$196,158	N/A	N/A	N/A	N/A
West Medford	0	7	N/A	50	N/A	N/A	\$188,900	N/A	N/A	N/A	N/A
Southwest Medford	4	4	58	27	N/A	\$193,700	\$211,000	N/A	8.9%	N/A	N/A
East Medford	12	11	46	113	\$345,298	\$335,327	\$338,000	-2.1%	0.8%	N/A	\$347,403
Central Point	1	6	N/A	25	N/A	N/A	\$251,200	N/A	N/A	N/A	N/A
White City	6	13	18	72	\$200,650	\$158,750	\$172,000	-14.3%	8.3%	N/A	N/A
Eagle Point	0	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
COUNTY TOTALS	33	54	52	70	\$245,000	\$258,000	\$209,000	-14.7%	-19.0%	\$258,000	\$228,500

JACKSON CO RURAL HOME SALES - October 1, 2013 through December 31, 2013											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31					Dec 2012 vs Dec 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
COUNTY TOTALS	131	126	140	143	\$285,000	\$245,000	\$302,500	6.1%	23.5%	\$211,000	\$347,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 12/31/12	Active 12/31/13	% Change
Ashland	159	186	17.0%
Talent	33	37	12.1%
Phoenix	15	15	0.0%
Jacksonville	44	51	15.9%
Northwest Medford	4	19	375.0%
West Medford	38	48	26.3%
Southwest Medford	33	36	9.1%
East Medford	127	186	46.5%
Central Point	79	92	16.5%
White City	20	35	75.0%
Eagle Point	71	85	19.7%
Shady Cove / Trail	55	45	-18.2%
Gold Hill & Rogue River	86	92	7.0%
Other Areas	74	65	-12.2%
COUNTY TOTALS	838	992	18.4%

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 - October 1, 2013 through December 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Oct 1 - Dec 31		Oct 1 - Dec 31		Oct 1 - Dec 31			Dec 2012 vs Dec 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2012	Median \$ 2013	1-year % Change	Median \$	Median \$
Ashland	16	4	68	131	\$237,300	\$210,000	-11.5%	N/A	N/A
Talent	4	1	70	N/A	\$165,000	N/A	N/A	N/A	N/A
Phoenix	7	0	62	N/A	\$159,900	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	2	119	16	\$112,500	\$130,000	15.6%	N/A	N/A
West Medford	21	8	41	27	\$92,000	\$110,125	19.7%	\$89,450	\$135,900
Southwest Medford	16	6	57	67	\$146,500	\$165,500	13.0%	\$149,000	N/A
East Medford	58	17	41	35	\$171,000	\$197,500	15.5%	\$177,500	\$153,121
Central Point	34	16	38	44	\$134,950	\$140,250	3.9%	\$149,450	\$129,750
White City	10	6	207	17	\$87,500	\$114,000	30.3%	\$108,000	N/A
Eagle Point	22	8	43	33	\$161,500	\$195,950	21.3%	\$139,400	N/A
Shady Cove / Trail	2	5	N/A	99	N/A	\$140,000	N/A	N/A	N/A
Gold Hill & Rogue River	7	0	99	N/A	\$82,000	N/A	N/A	N/A	N/A
COUNTY TOTALS	206	73	59	46	\$142,200	\$150,000	5.5%	\$136,000	\$137,950

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - October 1, 2013 through December 31, 2013

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Oct 1 - Dec 31							Oct 1 - Dec 31				Oct 1 - Dec 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	74	94.9%	2	2.6%	2	2.6%	78	65	N/A	N/A	69	\$326,500	N/A	N/A	\$325,000
Talent	13	92.9%	0	0.0%	1	7.1%	14	17	N/A	N/A	16	\$229,000	N/A	N/A	\$205,750
Phoenix	10	100.0%	0	0.0%	0	0.0%	10	22	N/A	N/A	22	\$224,750	N/A	N/A	\$224,750
Jacksonville	17	100.0%	0	0.0%	0	0.0%	17	86	N/A	N/A	86	\$249,000	N/A	N/A	\$249,000
Northwest Medford	14	87.5%	1	6.3%	1	6.3%	16	28	N/A	N/A	26	\$157,250	N/A	N/A	\$153,500
West Medford	22	68.8%	3	9.4%	5	15.6%	32	49	N/A	34	41	\$114,995	N/A	\$110,000	\$111,125
Southwest Medford	24	80.0%	2	6.7%	4	13.3%	30	31	N/A	62	38	\$196,000	N/A	\$140,500	\$187,750
East Medford	118	87.4%	9	6.7%	8	5.9%	135	55	36	33	52	\$235,000	\$185,000	\$244,000	\$228,000
Central Point	44	71.0%	5	8.1%	11	17.7%	62	38	42	46	39	\$185,718	\$125,000	\$140,500	\$167,000
White City	19	73.1%	1	3.8%	5	19.2%	26	37	N/A	18	31	\$138,000	N/A	\$123,000	\$132,125
Eagle Point	24	75.0%	4	12.5%	4	12.5%	32	44	42	25	41	\$197,300	\$165,450	\$196,000	\$197,300
Shady Cove / Trail	8	61.5%	1	7.7%	4	30.8%	13	96	N/A	118	97	\$212,500	N/A	\$137,500	\$185,000
Gold Hill & Rogue River	11	100.0%	0	0.0%	0	0.0%	11	88	N/A	N/A	88	\$170,700	N/A	N/A	\$170,700
COUNTY TOTALS	399	83.6%	28	5.9%	45	9.4%	477	52	35	52	50	\$220,000	\$132,950	\$151,242	\$205,000

ALL HOMES ON MARKET (including rural) - 12/31/13

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	177	95.2%	1	0.5%	7	3.8%	186
Talent	33	89.2%	3	8.1%	1	2.7%	37
Phoenix	14	93.3%	0	0.0%	1	6.7%	15
Jacksonville	50	98.0%	0	0.0%	1	2.0%	51
Northwest Medford	17	89.5%	0	0.0%	2	10.5%	19
West Medford	41	85.4%	1	2.1%	5	10.4%	48
Southwest Medford	33	91.7%	2	5.6%	1	2.8%	36
East Medford	165	88.7%	3	1.6%	16	8.6%	186
Central Point	81	88.0%	4	4.3%	6	6.5%	92
White City	29	82.9%	2	5.7%	4	11.4%	35
Eagle Point	76	89.4%	4	4.7%	5	5.9%	85
Shady Cove / Trail	41	91.1%	2	4.4%	2	4.4%	45
Gold Hill & Rogue River	84	91.3%	3	3.3%	4	4.3%	92
Other Areas	62	95.4%	0	0.0%	3	4.6%	65
COUNTY TOTALS	903	91.0%	25	2.5%	58	5.8%	992

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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