



JACKSON CO EXISTING HOME SALES - January 1, 2016 through June 30, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change
Ashland	188	128	72	49	\$284,000	\$351,000	\$392,500	38.2%	11.8%
Talent	37	32	37	23	\$162,500	\$220,000	\$268,500	65.2%	22.0%
Phoenix	26	24	54	38	\$151,000	\$234,625	\$221,450	46.7%	-5.6%
Jacksonville	17	27	80	58	\$260,000	\$310,000	\$369,000	41.9%	19.0%
Northwest Medford	37	33	41	54	\$106,389	\$165,000	\$197,500	85.6%	19.7%
West Medford	88	105	47	40	\$82,500	\$138,750	\$155,000	87.9%	11.7%
Southwest Medford	78	78	49	30	\$148,200	\$205,500	\$224,000	51.1%	9.0%
East Medford	363	429	61	50	\$167,750	\$250,000	\$255,000	52.0%	2.0%
Central Point	171	164	48	36	\$125,000	\$195,000	\$214,400	71.5%	9.9%
White City	52	67	54	25	\$95,000	\$150,000	\$163,400	72.0%	8.9%
Eagle Point	82	95	48	64	\$138,000	\$239,000	\$230,000	66.7%	-3.8%
Shady Cove / Trail	18	17	75	45	\$110,000	\$174,450	\$246,350	124.0%	41.2%
Gold Hill & Rogue River	25	28	95	48	\$135,160	\$164,000	\$178,750	32.3%	9.0%
URBAN TOTALS	1184	1228	57	45	\$145,000	\$225,000	\$234,550	61.8%	4.2%

JACKSON CO NEW HOME SALES - January 1, 2016 through June 30, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change
Ashland	6	6	243	193	N/A	\$390,415	\$520,000	N/A	33.2%
Talent	2	1	144	N/A	N/A	\$234,000	N/A	N/A	N/A
Phoenix	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	8	4	102	2	N/A	\$280,400	\$400,000	N/A	42.7%
Northwest Medford	9	3	22	221	N/A	\$213,234	N/A	N/A	N/A
West Medford	3	6	61	27	\$143,000	N/A	\$230,000	60.8%	N/A
Southwest Medford	6	9	96	44	\$182,950	\$210,000	\$249,900	36.6%	19.0%
East Medford	54	69	106	72	\$264,000	\$332,867	\$342,000	29.5%	2.7%
Central Point	18	13	90	92	\$193,000	\$231,200	\$239,900	24.3%	3.8%
White City	10	9	64	17	\$154,900	\$189,900	\$205,000	32.3%	8.0%
Eagle Point	7	15	59	72	N/A	\$239,900	\$267,000	N/A	11.3%
Shady Cove / Trail	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	7	7	24	97	N/A	\$187,900	\$203,900	N/A	8.5%
URBAN TOTALS	132	143	94	73	\$187,000	\$271,604	\$302,000	61.5%	11.2%

JACKSON CO RURAL HOME SALES - January 1, 2016 through June 30, 2016									
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change
Under 5 Acres	142	147	81	74	\$180,000	\$279,350	\$270,000	50.0%	-3.3%
5 - 10 Acres	94	76	89	95	\$233,500	\$319,000	\$330,455	41.5%	3.6%
Over 10 Acres	62	65	169	112	\$345,000	\$389,250	\$475,000	37.7%	22.0%
RURAL TOTALS	298	288	102	88	\$225,000	\$315,000	\$318,450	41.5%	1.1%

JACKSON CO EXISTING HOME SALES: DISTRESSED SALE COMPARISONS - January 1, 2016 through June 30, 2016															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Jun 30							Jan 1 - Jun 30				Jan 1 - Jun 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	123	96.1%	5	3.9%	0	0.0%	128	49	52	N/A	49	\$400,000	\$300,000	N/A	\$392,500
Talent	29	90.6%	2	6.3%	1	3.1%	32	21	N/A	N/A	23	\$270,000	N/A	N/A	\$268,500
Phoenix	18	75.0%	5	20.8%	1	4.2%	24	31	68	N/A	38	\$225,450	\$170,000	N/A	\$221,450
Jacksonville	27	100.0%	0	0.0%	0	0.0%	27	58	N/A	N/A	58	\$369,000	N/A	N/A	\$369,000
Northwest Medford	30	90.9%	3	9.1%	0	0.0%	33	55	N/A	N/A	54	\$202,450	N/A	N/A	\$197,500
West Medford	84	80.0%	20	19.0%	1	1.0%	105	40	35	N/A	40	\$172,700	\$95,750	N/A	\$155,000
Southwest Medford	69	88.5%	4	5.1%	5	6.4%	78	30	36	24	30	\$229,000	\$155,950	\$168,575	\$224,000
East Medford	398	92.8%	23	5.4%	8	1.9%	429	49	44	109	50	\$260,000	\$205,000	\$198,500	\$255,000
Central Point	141	86.0%	21	12.8%	2	1.2%	164	35	38	N/A	36	\$225,000	\$169,900	N/A	\$214,400
White City	57	85.1%	9	13.4%	1	1.5%	67	25	20	N/A	25	\$167,000	\$149,900	N/A	\$163,400
Eagle Point	79	83.2%	12	12.6%	4	4.2%	95	55	42	303	64	\$239,000	\$219,950	\$262,500	\$230,000
Shady Cove / Trail	16	94.1%	1	5.9%	0	0.0%	17	47	N/A	N/A	45	\$248,175	N/A	N/A	\$246,350
Gold Hill & Rogue River	23	82.1%	5	17.9%	0	0.0%	28	53	25	N/A	48	\$179,500	\$123,000	N/A	\$178,750
URBAN TOTALS	1095	89.2%	110	9.0%	23	1.9%	1228	44	39	113	45	\$240,000	\$165,700	\$175,000	\$234,550



JOSEPHINE CO EXISTING HOME SALES - January 1, 2016 through June 30, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change
West Grants Pass	44	74	84	66	\$145,001	\$237,000	\$220,500	52.1%	-7.0%
East Grants Pass	32	44	62	57	\$120,000	\$175,500	\$196,000	63.3%	11.7%
Redwood	114	118	64	50	\$135,000	\$179,900	\$205,000	51.9%	14.0%
Fruitdale	60	65	68	70	\$131,000	\$176,500	\$196,000	49.6%	11.0%
Illinois Vly/Cave Jct	14	21	133	126	\$101,000	\$140,250	\$115,000	13.9%	-18.0%
URBAN TOTALS	264	322	72	64	\$129,000	\$179,950	\$199,250	54.5%	10.7%

JOSEPHINE CO NEW HOME SALES - January 1, 2016 through June 30, 2016									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change
West Grants Pass	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Grants Pass	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Redwood	7	16	114	37	N/A	\$235,625	\$244,900	N/A	3.9%
Fruitdale	2	3	N/A	180	N/A	N/A	N/A	N/A	N/A
Illinois Vly/Cave Jct	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	9	21	132	76	N/A	\$237,900	\$249,900	N/A	5.0%

JOSEPHINE CO RURAL HOME SALES - January 1, 2016 through June 30, 2016									
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Jun 30		Jan 1 - Jun 30		Jan 1 - Jun 30				
	# Sold 2015	# Sold 2016	Average 2015	Average 2016	Median \$ 2011	Median \$ 2015	Median \$ 2016	5-year % Change	1-year % Change
Under 5 Acres	135	157	92	71	\$159,400	\$210,000	\$249,000	56.2%	18.6%
5 - 10 Acres	59	70	138	74	\$209,950	\$255,000	\$290,000	38.1%	13.7%
Over 10 Acres	29	32	151	153	\$319,000	\$321,000	\$338,000	6.0%	5.3%
RURAL TOTALS	223	259	112	82	\$191,000	\$235,000	\$265,000	38.7%	12.8%

JOSEPHINE CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - January 1, 2016 through June 30, 2016															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Jun 30							Jan 1 - Jun 30				Jan 1 - Jun 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
West Grants Pass	67	90.5%	6	8.1%	1	1.4%	74	70	34	N/A	66	\$230,000	\$166,415	N/A	\$220,500
East Grants Pass	34	77.3%	10	22.7%	0	0.0%	44	59	50	N/A	57	\$203,450	\$179,000	N/A	\$196,000
Redwood	104	88.1%	12	10.2%	2	1.7%	118	48	56	N/A	50	\$205,500	\$182,750	N/A	\$205,000
Fruitdale	52	80.0%	13	20.0%	0	0.0%	65	80	32	N/A	70	\$212,950	\$125,000	N/A	\$196,000
Illinois Vly/Cave Jct	17	81.0%	4	19.0%	0	0.0%	21	142	56	N/A	126	\$126,000	\$71,450	N/A	\$115,000
URBAN TOTALS	272	85.0%	45	14.1%	3	0.9%	320	67	45	N/A	64	\$205,500	\$140,120	N/A	\$199,700

Median prices reflect overall market trends and are not a measure of pricing for individual properties. Statistics are based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service. For more information, visit www.roguevalleyrealtors.org.