



JACKSON CO EXISTING URBAN HOME SALES - March 1, 2020 through May 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2019 vs May 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	84	53	69	65	\$362,000	\$470,000	\$444,000	22.7%	-5.5%	\$452,752	\$436,000
Talent	22	15	50	47	\$225,000	\$284,000	\$316,500	40.7%	11.4%	\$313,500	\$296,250
Phoenix	18	10	46	61	\$243,750	\$275,000	\$282,000	15.7%	2.5%	\$235,000	\$300,000
Jacksonville	17	19	79	59	\$272,500	\$540,000	\$493,000	80.9%	-8.7%	\$590,000	\$468,850
Northwest Medford	25	21	43	26	\$179,000	\$223,400	\$274,900	53.6%	23.1%	\$245,000	\$176,000
West Medford	62	49	38	36	\$140,000	\$213,250	\$210,000	50.0%	-1.5%	\$234,000	\$225,500
Southwest Medford	30	37	36	37	\$210,000	\$273,750	\$282,000	34.3%	3.0%	\$281,000	\$275,000
East Medford	240	173	50	45	\$259,500	\$313,500	\$326,000	25.6%	4.0%	\$316,500	\$326,500
Central Point	75	68	37	34	\$217,950	\$290,000	\$287,000	31.7%	-1.0%	\$287,000	\$277,500
White City	36	23	22	31	\$150,000	\$229,450	\$253,000	68.7%	10.3%	\$249,950	\$244,900
Eagle Point	51	41	32	31	\$237,250	\$299,900	\$334,900	41.2%	11.7%	\$335,000	\$312,500
Shady Cove	16	8	115	42	\$185,000	\$283,000	\$251,750	36.1%	-11.0%	\$292,000	0
Gold Hill & Rogue River	24	18	40	49	\$128,000	\$230,250	\$265,000	107.0%	15.1%	\$249,990	\$277,500
<b>URBAN TOTALS</b>	<b>700</b>	<b>535</b>	<b>48</b>	<b>42</b>	<b>\$229,450</b>	<b>\$289,500</b>	<b>\$307,500</b>	<b>34.0%</b>	<b>6.2%</b>	<b>\$297,000</b>	<b>\$295,000</b>

JACKSON CO NEW URBAN HOME SALES - March 1, 2020 through May 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2019 vs May 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	7	5	85	52	\$483,000	\$627,500	\$363,000	-24.8%	-42.2%	N/A	N/A
Talent	6	3	189	254	\$234,000	\$333,126	N/A	N/A	N/A	N/A	N/A
Phoenix	8	0	116	N/A	N/A	\$240,000	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	1	N/A	N/A	\$270,000	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	0	N/A	N/A	\$209,000	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	4	5	118	105	N/A	\$274,900	\$305,000	N/A	10.9%	N/A	N/A
Southwest Medford	11	6	125	58	\$233,000	\$310,000	\$337,400	44.8%	8.8%	N/A	N/A
East Medford	43	43	53	48	\$371,150	\$394,900	\$397,900	7.2%	0.8%	\$416,000	\$420,445
Central Point	3	4	92	4	\$264,900	N/A	\$376,928	42.3%	N/A	N/A	N/A
White City	9	12	20	47	\$187,100	\$193,900	\$260,000	39.0%	34.1%	N/A	\$235,000
Eagle Point	13	8	113	33	\$241,000	\$370,000	\$379,625	57.5%	2.6%	\$272,495	N/A
Shady Cove	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	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>106</b>	<b>87</b>	<b>83</b>	<b>55</b>	<b>\$270,154</b>	<b>\$353,008</b>	<b>\$360,500</b>	<b>33.4%</b>	<b>2.1%</b>	<b>\$374,900</b>	<b>\$331,159</b>

JACKSON CO RURAL HOME SALES - March 1, 2020 through May 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2019 vs May 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	85	64	76	80	\$330,000	\$375,000	\$393,000	19.1%	4.8%	\$416,500	\$378,000
5 - 10 Acres	31	32	102	113	\$325,750	\$430,000	\$527,500	61.9%	22.7%	\$427,500	\$490,000
Over 10 Acres	29	28	154	122	\$415,000	\$525,000	\$550,000	32.5%	4.8%	\$531,325	\$800,000
<b>RURAL TOTALS</b>	<b>145</b>	<b>124</b>	<b>97</b>	<b>98</b>	<b>\$345,000</b>	<b>\$428,500</b>	<b>\$475,000</b>	<b>37.7%</b>	<b>10.9%</b>	<b>\$429,250</b>	<b>\$550,000</b>

RESIDENTIAL INVENTORY			
Area	Active As Of 05/31/19	Active As Of 05/31/20	% Change
Ashland	160	122	-23.8%
Talent	21	19	-9.5%
Phoenix	12	8	-33.3%
Jacksonville	40	18	-55.0%
Northwest Medford	13	10	-23.1%
West Medford	31	23	-25.8%
Southwest Medford	30	25	-16.7%
East Medford	198	127	-35.9%
Central Point	51	38	-25.5%
White City	13	7	-46.2%
Eagle Point	55	33	-40.0%
Shady Cove	20	12	-40.0%
Gold Hill & Rogue River	3	4	33.3%
Rural	386	240	-37.8%
<b>JACKSON COUNTY TOTALS</b>	<b>1033</b>	<b>686</b>	<b>-33.6%</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.

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 - March 1, 2020 through May 31, 2020									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2019 vs May 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Ashland	0	3	N/A	120	N/A	N/A	N/A	N/A	N/A
Talent	1	1	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
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	3	2	33	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	4	5	32	96	\$176,475	\$233,500	32.3%	N/A	N/A
Central Point	3	2	65	N/A	N/A	N/A	N/A	N/A	N/A
White City	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	5	0	91	N/A	\$228,000	N/A	N/A	N/A	N/A
Shady Cove	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>22</b>	<b>16</b>	<b>70</b>	<b>88</b>	<b>\$200,127</b>	<b>\$215,000</b>	<b>7.4%</b>	<b>\$256,000</b>	<b>\$207,250</b>

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2020 through May 31, 2020															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Mar 1 - May 31							Mar 1 - May 31				Mar 1 - May 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	50	94.3%	3	5.7%	0	0.0%	53	61	N/A	N/A	65	\$447,000	N/A	N/A	\$444,000
Talent	14	93.3%	1	6.7%	0	0.0%	15	49	N/A	N/A	47	\$314,500	N/A	N/A	\$316,500
Phoenix	9	90.0%	0	0.0%	1	10.0%	10	40	N/A	N/A	61	\$279,000	N/A	N/A	\$282,000
Jacksonville	19	100.0%	0	0.0%	0	0.0%	19	59	N/A	N/A	59	\$493,000	N/A	N/A	\$493,000
Northwest Medford	20	95.2%	1	4.8%	0	0.0%	21	27	N/A	N/A	26	\$286,950	N/A	N/A	\$274,900
West Medford	47	95.9%	2	4.1%	0	0.0%	49	32	N/A	N/A	36	\$215,000	N/A	N/A	\$210,000
Southwest Medford	37	100.0%	0	0.0%	0	0.0%	37	37	N/A	N/A	37	\$282,000	N/A	N/A	\$282,000
East Medford	168	97.1%	5	2.9%	0	0.0%	173	43	96	N/A	45	\$328,289	\$233,500	N/A	\$326,000
Central Point	66	97.1%	2	2.9%	0	0.0%	68	34	N/A	N/A	34	\$288,500	N/A	N/A	\$287,000
White City	23	100.0%	0	0.0%	0	0.0%	23	31	N/A	N/A	31	\$253,000	N/A	N/A	\$253,000
Eagle Point	41	100.0%	0	0.0%	0	0.0%	41	31	N/A	N/A	31	\$334,900	N/A	N/A	\$334,900
Shady Cove	8	100.0%	0	0.0%	0	0.0%	8	42	N/A	N/A	42	\$251,750	N/A	N/A	\$251,750
Gold Hill & Rogue River	17	94.4%	1	5.6%	0	0.0%	18	51	N/A	N/A	49	\$265,000	N/A	N/A	\$265,000
<b>URBAN TOTALS</b>	<b>519</b>	<b>97.0%</b>	<b>15</b>	<b>2.8%</b>	<b>1</b>	<b>0.2%</b>	<b>535</b>	<b>41</b>	<b>77</b>	<b>N/A</b>	<b>42</b>	<b>\$310,000</b>	<b>\$215,000</b>	<b>N/A</b>	<b>\$307,500</b>

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 05/31/20							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	121	99.2%	1	0.8%	0	0.0%	122
Talent	19	100.0%	0	0.0%	0	0.0%	19
Phoenix	8	100.0%	0	0.0%	0	0.0%	8
Jacksonville	18	100.0%	0	0.0%	0	0.0%	18
Northwest Medford	10	100.0%	0	0.0%	0	0.0%	10
West Medford	23	100.0%	0	0.0%	0	0.0%	23
Southwest Medford	25	100.0%	0	0.0%	0	0.0%	25
East Medford	125	98.4%	1	0.8%	1	0.8%	127
Central Point	36	94.7%	2	5.3%	0	0.0%	38
White City	7	100.0%	0	0.0%	0	0.0%	7
Eagle Point	33	100.0%	0	0.0%	0	0.0%	33
Shady Cove	12	100.0%	0	0.0%	0	0.0%	12
Gold Hill & Rogue River	4	100.0%	0	0.0%	0	0.0%	4
Rural	237	98.8%	3	1.3%	0	0.0%	240
<b>COUNTY TOTALS</b>	<b>678</b>	<b>98.8%</b>	<b>7</b>	<b>1.0%</b>	<b>1</b>	<b>0.1%</b>	<b>686</b>

REO/Short sales and inventories are not foreclosure rates.

"Standard" indicates properties that do not require third party approval for the transaction.

"REO" means Real Estate Owned, indicating bank or mortgage company ownership.

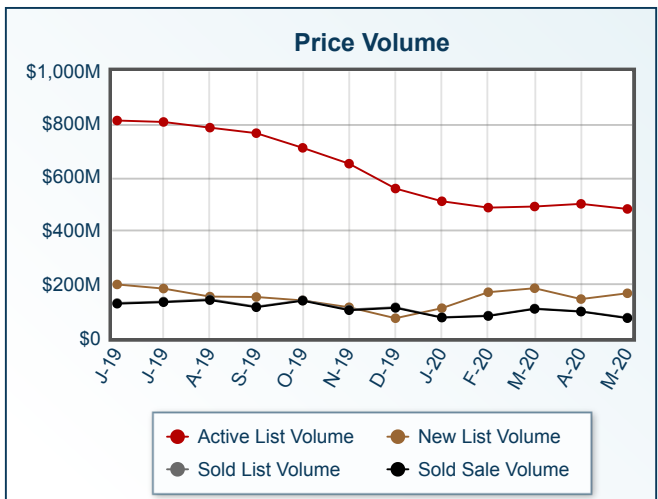
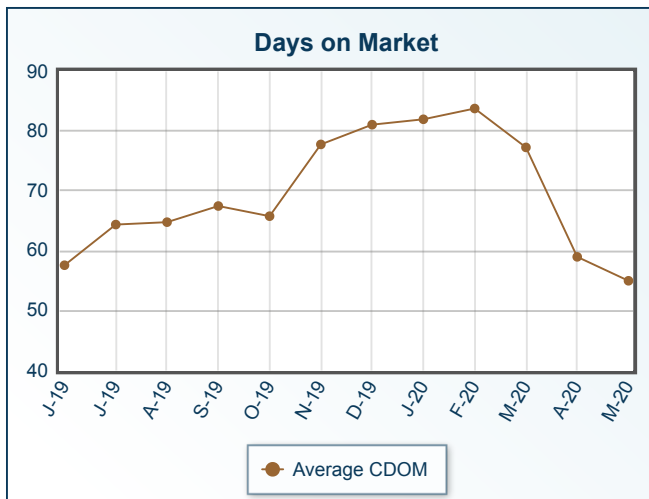
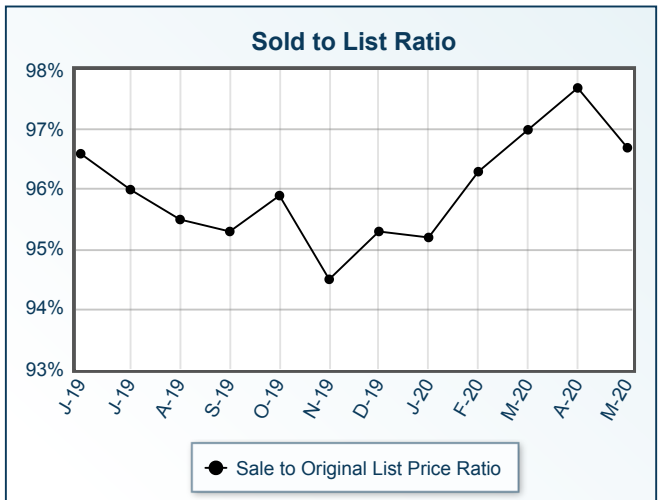
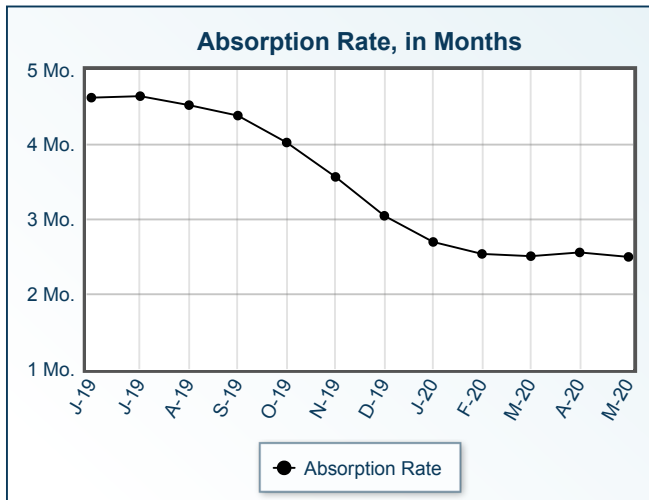
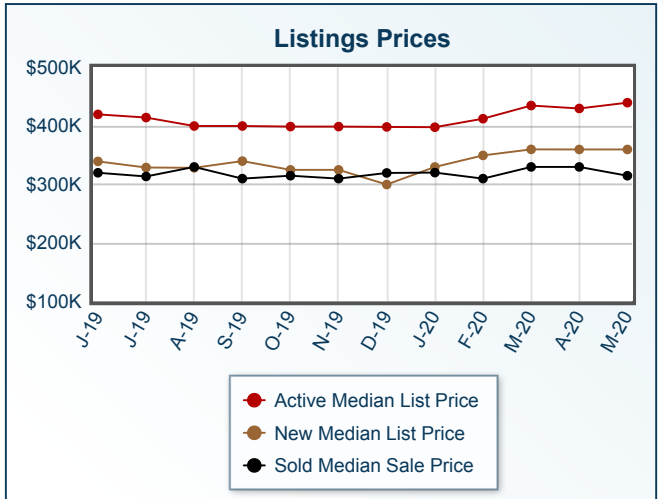
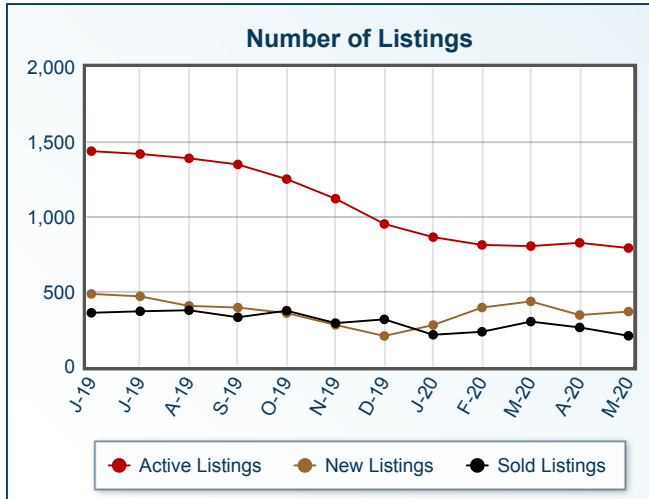
"Short" stands for Short Sale, where third party approval is required for the transaction.

Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.

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# Market Summary

## Jackson Co Residential, May 2020



Summary Statistics						
	May-20	May-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2.5	4.31	-42.00	2.56	3.81	-32.81
Average List Price	\$610,224	\$571,734	6.73	\$479,938	\$463,064	3.64
Median List Price	\$439,900	\$428,000	2.78	\$364,000	\$360,275	1.03
Average Sale Price	\$359,577	\$345,154	4.18	\$361,879	\$339,966	6.45
Median Sale Price	\$314,950	\$310,750	1.35	\$324,900	\$302,500	7.40
Average CDOM	55	60	-8.33	71	70	1.43
Median CDOM	14	18	-22.22	23	29	-20.69

Sold Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	1	7	-85.7	8	16	-50.0
100,000-149,999	1	3	-66.7	21	33	-36.4
150,000-199,999	13	23	-43.5	58	117	-50.4
200,000-249,999	36	59	-39.0	171	241	-29.0
250,000-299,999	40	84	-52.4	225	291	-22.7
300,000-349,999	36	58	-37.9	241	210	14.8
350,000-399,999	19	42	-54.8	140	171	-18.1
400,000-449,999	17	38	-55.3	99	106	-6.6
450,000-499,999	13	22	-40.9	82	62	32.3
500,000-549,999	4	8	-50.0	48	51	-5.9
550,000-599,999	10	12	-16.7	34	43	-20.9
600,000-649,999	4	11	-63.6	23	27	-14.8
650,000-699,999	2	7	-71.4	15	20	-25.0
700,000-749,999	1	1	0.0	7	5	40.0
750,000-799,999	1	3	-66.7	10	10	0.0
800,000-849,999	3	1	200.0	8	4	100.0
850,000-899,999	1	1	0.0	4	6	-33.3
900,000-949,999	0	1	-100.0	2	3	-33.3
950,000-999,999	1	1	0.0	4	1	300.0
1,000,000-1,099,999	2	0	N/A	7	1	600.0
1,100,000-1,199,999	1	0	N/A	3	0	N/A
1,200,000-1,299,999	0	0	0.0	4	0	N/A
1,300,000-1,399,999	0	0	0.0	0	1	-100.0
1,400,000-1,499,999	0	0	0.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	0	3	-100.0
1,600,000-1,699,999	0	0	0.0	1	1	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	1	-100.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	206	382	-46.1	1215	1425	-14.7

Pending Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-99,999	2	5	-60.0	5	13	-61.5
100,000-149,999	3	5	-40.0	24	26	-7.7
150,000-199,999	22	24	-8.3	85	123	-30.9
200,000-249,999	41	62	-33.9	184	277	-33.6
250,000-299,999	78	84	-7.1	287	321	-10.6
300,000-349,999	72	68	5.9	280	238	17.6
350,000-399,999	52	54	-3.7	178	210	-15.2
400,000-449,999	28	29	-3.4	118	134	-11.9
450,000-499,999	23	25	-8.0	97	87	11.5
500,000-549,999	20	11	81.8	56	64	-12.5
550,000-599,999	21	14	50.0	58	59	-1.7
600,000-649,999	8	7	14.3	27	30	-10.0
650,000-699,999	9	9	0.0	26	35	-25.7
700,000-749,999	4	3	33.3	12	6	100.0
750,000-799,999	5	3	66.7	11	9	22.2
800,000-849,999	0	3	-100.0	4	10	-60.0
850,000-899,999	7	4	75.0	16	12	33.3
900,000-949,999	1	0	N/A	2	0	N/A
950,000-999,999	2	3	-33.3	6	6	0.0
1,000,000-1,099,999	0	1	-100.0	4	1	300.0
1,100,000-1,199,999	3	1	200.0	6	2	200.0
1,200,000-1,299,999	1	0	N/A	4	2	100.0
1,300,000-1,399,999	1	1	0.0	3	2	50.0
1,400,000-1,499,999	1	1	0.0	1	2	-50.0
1,500,000-1,599,999	2	1	100.0	2	3	-33.3
1,600,000-1,699,999	0	0	0.0	1	1	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	1	0	N/A	2	0	N/A
1,900,000-1,999,999	0	0	0.0	0	1	-100.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	0	1	-100.0
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	1	0	N/A
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	407	418	-2.6	1500	1675	-10.4

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg		2020	2019	% Chg	2020	2019	% Chg
	0-99,999	6	7	-14.3	20	21		-4.8	0-99,999	1	3	-66.7	9
100,000-149,999	8	22	-63.6	39	51	-23.5	100,000-149,999	2	9	-77.8	21	37	-43.2
150,000-199,999	27	57	-52.6	131	201	-34.8	150,000-199,999	19	38	-50.0	90	148	-39.2
200,000-249,999	44	91	-51.6	258	414	-37.7	200,000-249,999	32	94	-66.0	172	311	-44.7
250,000-299,999	63	153	-58.8	384	523	-26.6	250,000-299,999	62	119	-47.9	309	402	-23.1
300,000-349,999	92	138	-33.3	416	432	-3.7	300,000-349,999	60	75	-20.0	302	311	-2.9
350,000-399,999	101	143	-29.4	340	397	-14.4	350,000-399,999	47	63	-25.4	235	268	-12.3
400,000-449,999	68	101	-32.7	214	254	-15.7	400,000-449,999	33	45	-26.7	150	181	-17.1
450,000-499,999	56	112	-50.0	181	234	-22.6	450,000-499,999	24	39	-38.5	127	150	-15.3
500,000-549,999	56	80	-30.0	129	167	-22.8	500,000-549,999	16	24	-33.3	89	114	-21.9
550,000-599,999	42	74	-43.2	106	150	-29.3	550,000-599,999	16	20	-20.0	72	93	-22.6
600,000-649,999	23	49	-53.1	51	100	-49.0	600,000-649,999	3	16	-81.2	29	61	-52.5
650,000-699,999	36	59	-39.0	83	101	-17.8	650,000-699,999	10	20	-50.0	49	61	-19.7
700,000-749,999	19	30	-36.7	42	46	-8.7	700,000-749,999	7	7	0.0	32	27	18.5
750,000-799,999	24	35	-31.4	47	57	-17.5	750,000-799,999	6	7	-14.3	27	36	-25.0
800,000-849,999	6	16	-62.5	18	31	-41.9	800,000-849,999	2	6	-66.7	7	20	-65.0
850,000-899,999	18	30	-40.0	43	49	-12.2	850,000-899,999	7	10	-30.0	20	26	-23.1
900,000-949,999	4	12	-66.7	7	16	-56.2	900,000-949,999	1	2	-50.0	5	12	-58.3
950,000-999,999	17	17	0.0	32	28	14.3	950,000-999,999	3	5	-40.0	16	13	23.1
1,000,000-1,099,999	7	14	-50.0	16	17	-5.9	1,000,000-1,099,999	3	3	0.0	8	8	0.0
1,100,000-1,199,999	11	15	-26.7	20	24	-16.7	1,100,000-1,199,999	2	5	-60.0	13	12	8.3
1,200,000-1,299,999	18	14	28.6	27	23	17.4	1,200,000-1,299,999	1	4	-75.0	9	16	-43.7
1,300,000-1,399,999	7	8	-12.5	11	11	0.0	1,300,000-1,399,999	2	1	100.0	5	3	66.7
1,400,000-1,499,999	4	6	-33.3	7	10	-30.0	1,400,000-1,499,999	1	3	-66.7	3	5	-40.0
1,500,000-1,599,999	7	9	-22.2	11	16	-31.2	1,500,000-1,599,999	3	1	200.0	6	4	50.0
1,600,000-1,699,999	2	3	-33.3	3	4	-25.0	1,600,000-1,699,999	1	0	N/A	2	2	0.0
1,700,000-1,799,999	3	1	200.0	3	2	50.0	1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	3	1	200.0	7	2	250.0	1,800,000-1,899,999	1	1	0.0	3	2	50.0
1,900,000-1,999,999	1	5	-80.0	4	6	-33.3	1,900,000-1,999,999	0	0	0.0	2	4	-50.0
2,000,000-2,249,999	0	5	-100.0	1	7	-85.7	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	3	4	-25.0	5	8	-37.5	2,250,000-2,499,999	0	0	0.0	2	3	-33.3
2,500,000-2,749,999	3	3	0.0	6	5	20.0	2,500,000-2,749,999	1	2	-50.0	2	3	-33.3
2,750,000-2,999,999	0	3	-100.0	1	4	-75.0	2,750,000-2,999,999	0	0	0.0	0	1	-100.0
3,000,000-3,249,999	4	2	100.0	4	2	100.0	3,000,000-3,249,999	0	0	0.0	2	0	N/A
3,250,000-3,499,999	0	0	0.0	0	0	0.0	3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	1	2	-50.0	1	2	-50.0	3,500,000-3,749,999	0	0	0.0	0	1	-100.0
3,750,000-3,999,999	3	2	50.0	4	2	100.0	3,750,000-3,999,999	2	0	N/A	3	0	N/A
4,000,000-4,249,999	0	0	0.0	1	0	N/A	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	1	2	-50.0	2	2	0.0	4,250,000-4,499,999	0	1	-100.0	0	1	-100.0
4,500,000-4,749,999	1	0	N/A	1	0	N/A	4,500,000-4,749,999	0	0	0.0	1	0	N/A
4,750,000-4,999,999	0	0	0.0	0	0	0.0	4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	4	7	-42.9	7	8	-12.5	5,000,000+	0	0	0.0	0	3	-100.0
Totals	793	1332	-40.5	2683	3427	-21.7	Totals	368	623	-40.9	1822	2356	-22.7

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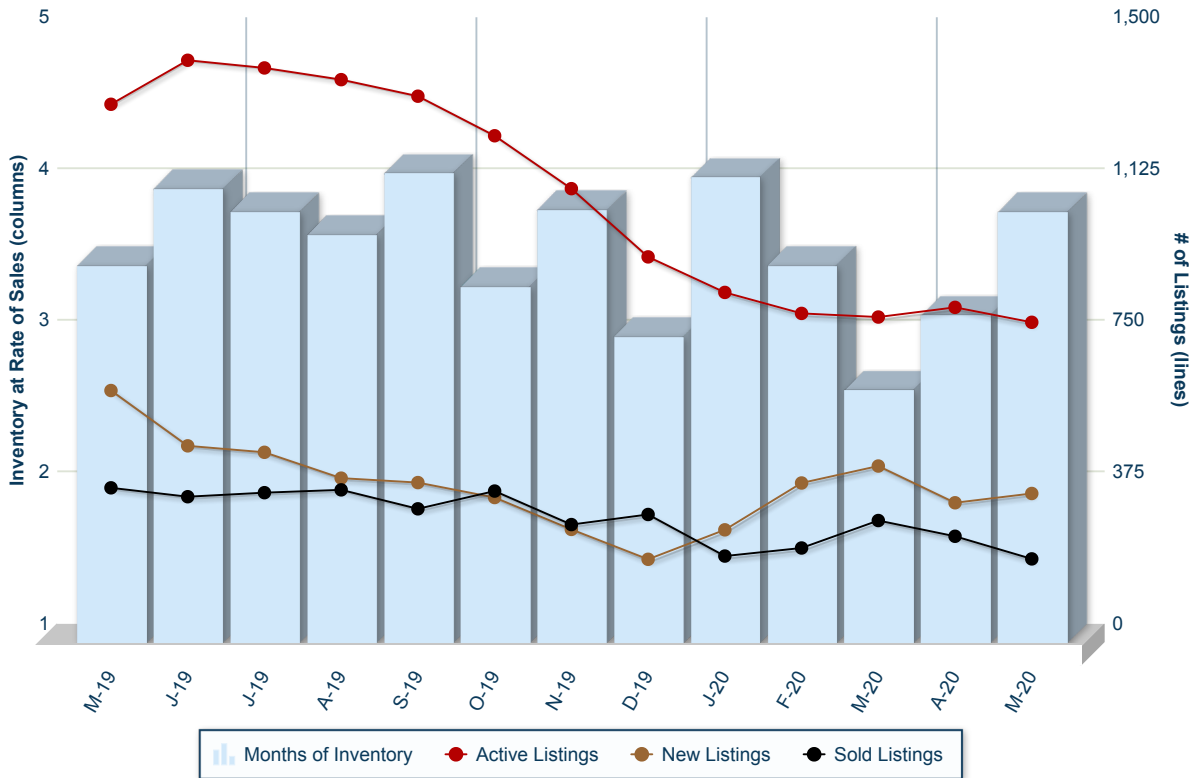
# Jackson Co Year Over Year Comparison

Activity between 5/1/2020 and 5/31/2020

Residential																								
City	Total Active			New Listings			Number Under Contract			Number Sold			Sold Volume			Average Sale Price			Median Sale Price			Percent of List		
	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT
Applegate	15	3	-80	4	0	-	3	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ashland	356	213	-40	91	49	-46	45	39	-13	45	18	-60	21,074,711	8,065,600	-61	468,326	448,088	-4	456,000	420,000	-	97	96	-1
Central Point	189	134	-29	74	50	-32	51	61	+19	47	32	-31	15,297,008	10,945,476	-28	325,468	342,046	+5	298,000	303,500	+1	98	96	-2
Eagle Point	160	101	-36	46	34	-26	40	31	-22	32	19	-40	10,299,375	7,387,500	-28	321,855	388,815	+20	318,500	330,600	+3	96	98	+2
Gold Hill	51	44	-13	16	17	+6	9	15	+66	12	3	-75	4,008,890	744,000	-81	334,074	248,000	-25	298,125	230,000	-	97	100	+3
Jacksonville	112	73	-34	29	14	-51	13	25	+92	12	9	-25	6,321,750	5,009,700	-20	526,812	556,633	+5	490,375	515,000	+5	94	94	0
Medford	627	398	-36	260	138	-46	177	159	-10	161	93	-42	52,096,078	31,511,764	-39	323,578	338,836	+4	298,000	309,000	+3	98	97	-1
Phoenix	35	18	-48	14	5	-64	11	8	-27	9	5	-44	1,890,000	1,439,000	-23	210,000	287,800	+37	235,000	300,000	+27	97	99	+2
Rogue River	77	45	-41	18	13	-27	15	13	-13	13	3	-76	5,098,000	998,500	-80	392,153	332,833	-15	300,000	331,000	+10	97	98	+1
Shady Cove	39	23	-41	8	11	+37	9	8	-11	5	4	-20	1,428,900	1,270,000	-11	285,780	317,500	+11	285,000	320,000	+12	97	100	+3
Talent	62	52	-16	21	12	-42	16	11	-31	17	5	-70	6,338,944	1,989,500	-68	372,879	397,900	+6	325,000	307,500	-	100	96	-4
White City	63	37	-41	27	18	-33	22	22	0	20	14	-30	5,032,300	4,742,650	-5	251,615	338,760	+34	255,000	259,500	+1	99	96	-3
<b>Totals</b>	<b>1786</b>	<b>1141</b>	<b>-36</b>	<b>608</b>	<b>361</b>	<b>-41</b>	<b>411</b>	<b>392</b>	<b>-5</b>	<b>373</b>	<b>205</b>	<b>-45</b>	<b>128,885,956</b>	<b>74,103,690</b>	<b>-43</b>	<b>345,539</b>	<b>361,481</b>	<b>+5</b>	<b>312,000</b>	<b>317,000</b>	<b>+2</b>	<b>98</b>	<b>97</b>	<b>-1</b>
<b>Grand Totals</b>	<b>1,786</b>	<b>1,141</b>	<b>-36</b>	<b>608</b>	<b>361</b>	<b>-41</b>	<b>411</b>	<b>392</b>	<b>-5</b>	<b>373</b>	<b>205</b>	<b>-45</b>	<b>128,885,956</b>	<b>74,103,690</b>	<b>-43</b>	<b>345,539</b>	<b>361,481</b>	<b>+5</b>	<b>312,000</b>	<b>317,000</b>	<b>+2</b>	<b>98</b>	<b>97</b>	<b>-1</b>

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# Jackson Co Inventory May 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
May - 2020	792	368	206	3.84
Apr - 2020	829	345	262	3.16
Mar - 2020	805	436	301	2.67
Feb - 2020	814	394	233	3.49
Jan - 2020	866	278	213	4.07
Dec - 2019	954	205	316	3.02
Nov - 2019	1,123	279	291	3.86
Oct - 2019	1,254	358	374	3.35
Sep - 2019	1,352	395	330	4.10
Aug - 2019	1,393	406	377	3.69
Jul - 2019	1,422	470	370	3.84
Jun - 2019	1,441	486	360	4.00
May - 2019	1,332	623	382	3.49

# Keybox Activity Report



Keybox Accesses	May 19	May 20	Change
	11212	7476	-33.3%

