



JACKSON CO EXISTING URBAN HOME SALES - May 1, 2020 through July 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	104	86	73	73	\$361,000	\$469,900	\$462,400	28.1%	-1.6%	\$464,800	\$464,900
Talent	26	18	38	61	\$240,000	\$306,000	\$297,500	24.0%	-2.8%	\$300,000	\$315,000
Phoenix	19	18	39	54	\$195,000	\$275,000	\$310,388	59.2%	12.9%	\$296,700	\$395,000
Jacksonville	15	27	47	101	\$310,000	\$481,000	\$449,000	44.8%	-6.7%	\$414,000	\$414,000
Northwest Medford	27	22	19	19	\$181,000	\$247,000	\$274,000	51.4%	10.9%	\$274,900	\$257,000
West Medford	58	54	24	41	\$145,000	\$225,000	\$237,500	63.8%	5.6%	\$224,000	\$234,000
Southwest Medford	44	41	20	31	\$209,000	\$284,950	\$295,000	41.1%	3.5%	\$285,000	\$305,000
East Medford	271	201	37	41	\$269,000	\$317,000	\$330,000	22.7%	4.1%	\$312,500	\$343,700
Central Point	96	95	31	27	\$229,000	\$269,450	\$300,000	31.0%	11.3%	\$250,000	\$315,000
White City	39	30	25	13	\$159,950	\$239,900	\$259,450	62.2%	8.1%	\$248,500	\$259,950
Eagle Point	59	45	55	35	\$239,500	\$334,900	\$355,000	48.2%	6.0%	\$302,500	\$390,000
Shady Cove	18	16	81	64	\$215,000	\$307,000	\$319,250	48.5%	4.0%	\$305,000	\$365,000
Gold Hill & Rogue River	28	15	40	49	\$170,300	\$249,995	\$245,000	43.9%	-2.0%	\$265,000	\$226,500
URBAN TOTALS	804	668	41	44	\$240,000	\$295,500	\$315,000	31.3%	6.6%	\$295,500	\$329,000

JACKSON CO NEW URBAN HOME SALES - May 1, 2020 through July 31, 2020											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2015	Median \$ 2019	Median \$ 2020	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	5	168	317	\$350,000	\$649,000	\$445,000	27.1%	-31.4%	N/A	N/A
Talent	4	2	269	N/A	\$234,000	\$325,376	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	4	N/A	61	\$323,500	N/A	\$396,805	22.7%	N/A	N/A	N/A
Northwest Medford	0	1	N/A	N/A	\$224,990	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	1	8	N/A	61	N/A	N/A	\$306,200	N/A	N/A	N/A	\$307,400
Southwest Medford	15	7	63	8	N/A	\$319,900	\$309,000	N/A	-3.4%	\$319,900	N/A
East Medford	37	35	90	39	\$349,000	\$396,900	\$434,900	24.6%	9.6%	\$396,900	\$434,900
Central Point	3	3	109	114	\$262,400	N/A	N/A	N/A	N/A	N/A	N/A
White City	6	9	56	71	\$189,900	\$208,400	\$235,000	23.7%	12.8%	N/A	\$214,900
Eagle Point	12	11	89	22	\$252,800	\$271,990	\$355,000	40.4%	30.5%	\$265,240	\$380,000
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	1	N/A	N/A	\$187,200	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	84	86	101	59	\$298,000	\$340,163	\$355,250	19.2%	4.4%	\$324,990	\$383,100

JACKSON CO RURAL HOME SALES - May 1, 2020 through July 31, 2020											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31					Jul 2019 vs Jul 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	117	103	64	53	\$368,500	\$400,000	\$402,500	9.2%	0.6%	\$395,000	\$407,500
5 - 10 Acres	36	46	107	85	\$352,500	\$450,000	\$514,000	45.8%	14.2%	\$570,000	\$525,500
Over 10 Acres	36	45	136	140	\$477,450	\$540,250	\$688,500	44.2%	27.4%	\$562,000	\$754,500
RURAL TOTALS	189	194	86	81	\$381,500	\$430,000	\$480,000	25.8%	11.6%	\$471,950	\$455,688

RESIDENTIAL INVENTORY			
Area	Active As Of 07/31/19	Active As Of 07/31/20	% Change
Ashland	156	102	-34.6%
Talent	25	17	-32.0%
Phoenix	20	8	-60.0%
Jacksonville	39	10	-74.4%
Northwest Medford	11	5	-54.5%
West Medford	40	30	-25.0%
Southwest Medford	32	12	-62.5%
East Medford	207	97	-53.1%
Central Point	55	32	-41.8%
White City	17	10	-41.2%
Eagle Point	53	24	-54.7%
Shady Cove	23	10	-56.5%
Gold Hill & Rogue River	4	5	25.0%
Rural	385	186	-51.7%
JACKSON COUNTY TOTALS	1067	548	-48.6%

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.

©2020 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.



JACKSON CO EXISTING HOME SALES: DISTRESSED - May 1, 2020 through July 31, 2020									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	May 1 - Jul 31		May 1 - Jul 31		May 1 - Jul 31			Jul 2019 vs Jul 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median \$ 2019	Median \$ 2020	1-year % Change	Median \$	Median \$
Ashland	3	3	380	82	N/A	N/A	N/A	N/A	N/A
Talent	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	1	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	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	2	3	N/A	132	N/A	N/A	N/A	N/A	N/A
Southwest Medford	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	7	3	37	118	\$215,000	N/A	N/A	N/A	N/A
Central Point	4	4	30	25	\$215,000	\$236,250	9.9%	N/A	N/A
White City	3	1	59	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	4	0	78	N/A	\$262,950	N/A	N/A	N/A	N/A
Shady Cove	0	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	28	18	87	80	\$195,000	\$224,500	15.1%	\$195,000	N/A

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - May 1, 2020 through July 31, 2020															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	May 1 - Jul 31							May 1 - Jul 31				May 1 - Jul 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	83	96.5%	2	2.3%	1	1.2%	86	72	N/A	N/A	73	\$465,000	N/A	N/A	\$462,400
Talent	18	100.0%	0	0.0%	0	0.0%	18	61	N/A	N/A	61	\$297,500	N/A	N/A	\$297,500
Phoenix	17	94.4%	1	5.6%	0	0.0%	18	56	N/A	N/A	54	\$315,775	N/A	N/A	\$310,388
Jacksonville	27	100.0%	0	0.0%	0	0.0%	27	101	N/A	N/A	101	\$449,000	N/A	N/A	\$449,000
Northwest Medford	22	100.0%	0	0.0%	0	0.0%	22	19	N/A	N/A	19	\$274,000	N/A	N/A	\$274,000
West Medford	51	94.4%	2	3.7%	1	1.9%	54	36	N/A	N/A	41	\$240,000	N/A	N/A	\$237,500
Southwest Medford	40	97.6%	1	2.4%	0	0.0%	41	31	N/A	N/A	31	\$294,100	N/A	N/A	\$295,000
East Medford	198	98.5%	3	1.5%	0	0.0%	201	40	N/A	N/A	41	\$330,000	N/A	N/A	\$330,000
Central Point	91	95.8%	4	4.2%	0	0.0%	95	27	25	N/A	27	\$303,000	\$236,250	N/A	\$300,000
White City	29	96.7%	1	3.3%	0	0.0%	30	12	N/A	N/A	13	\$259,900	N/A	N/A	\$259,450
Eagle Point	45	100.0%	0	0.0%	0	0.0%	45	35	N/A	N/A	35	\$355,000	N/A	N/A	\$355,000
Shady Cove	14	87.5%	2	12.5%	0	0.0%	16	55	N/A	N/A	64	\$351,750	N/A	N/A	\$319,250
Gold Hill & Rogue River	15	100.0%	0	0.0%	0	0.0%	15	49	N/A	N/A	49	\$245,000	N/A	N/A	\$245,000
URBAN TOTALS	650	97.3%	16	2.4%	2	0.3%	668	43	81	N/A	44	\$315,000	\$224,500	N/A	\$315,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 07/31/20							
AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	102	100.0%	0	0.0%	0	0.0%	102
Talent	17	100.0%	0	0.0%	0	0.0%	17
Phoenix	8	100.0%	0	0.0%	0	0.0%	8
Jacksonville	10	100.0%	0	0.0%	0	0.0%	10
Northwest Medford	5	100.0%	0	0.0%	0	0.0%	5
West Medford	29	96.7%	1	3.3%	0	0.0%	30
Southwest Medford	12	100.0%	0	0.0%	0	0.0%	12
East Medford	96	99.0%	0	0.0%	1	1.0%	97
Central Point	30	93.8%	2	6.3%	0	0.0%	32
White City	10	100.0%	0	0.0%	0	0.0%	10
Eagle Point	24	100.0%	0	0.0%	0	0.0%	24
Shady Cove	9	90.0%	1	10.0%	0	0.0%	10
Gold Hill & Rogue River	5	100.0%	0	0.0%	0	0.0%	5
Rural	184	98.9%	2	1.1%	0	0.0%	186
COUNTY TOTALS	541	98.7%	6	1.1%	1	0.2%	548

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.

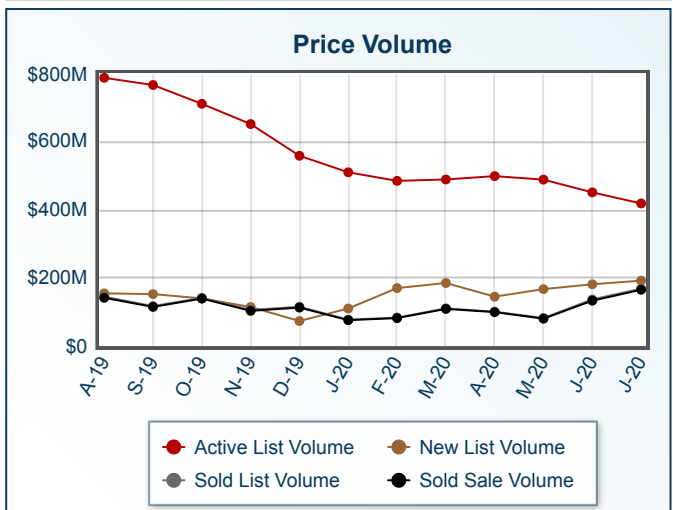
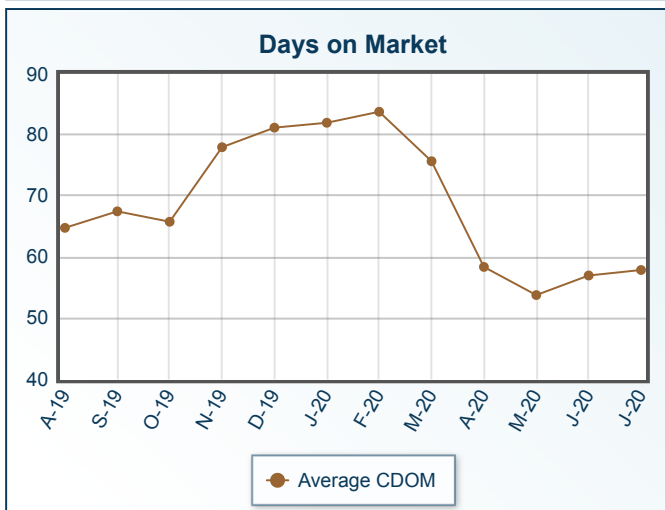
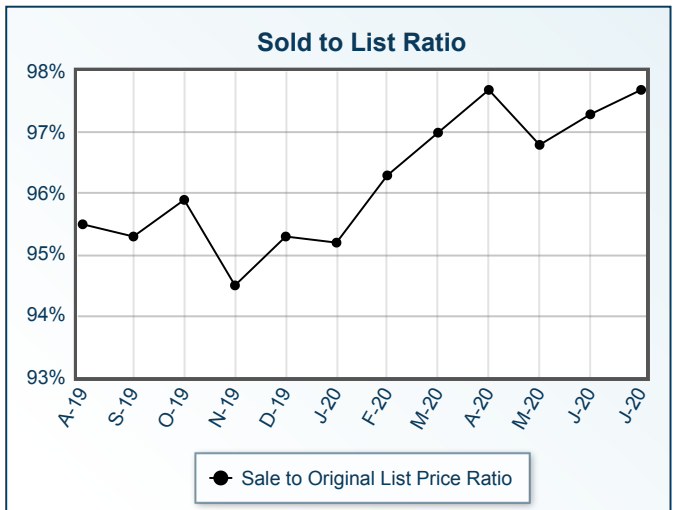
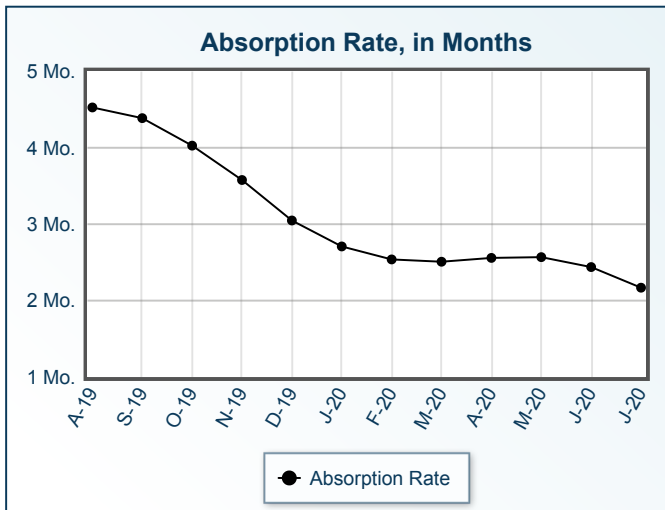
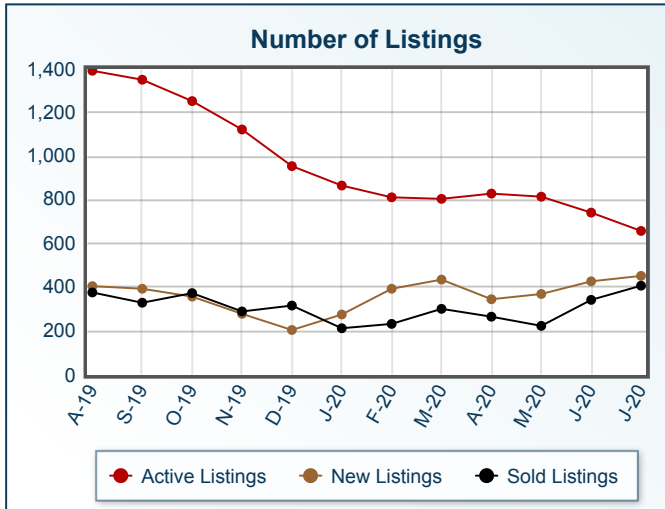
"Short" stands for Short Sale, where third party approval is required for the transaction.

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

©2020 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.

Market Summary

Jackson Co Residential, July 2020



Summary Statistics						
	Jul-20	Jul-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2.17	4.65	-53.33	2.5	4.05	-38.27
Average List Price	\$636,079	\$569,449	11.70	\$464,534	\$449,911	3.25
Median List Price	\$459,000	\$414,468	10.74	\$359,900	\$350,000	2.83
Average Sale Price	\$405,466	\$362,115	11.97	\$375,271	\$346,513	8.30
Median Sale Price	\$355,000	\$313,700	13.17	\$330,000	\$309,000	6.80
Average CDOM	57	64	-10.94	65	67	-2.99
Median CDOM	15	22	-31.82	21	25	-16.00

	Sold Listings			Year to Date		
	This Month		% Chg	Year to Date		% Chg
	2020	2019		2020	2019	
0-99,999	4	3	33.3	12	22	-45.5
100,000-149,999	3	13	-76.9	32	50	-36.0
150,000-199,999	15	18	-16.7	92	160	-42.5
200,000-249,999	41	54	-24.1	238	350	-32.0
250,000-299,999	70	82	-14.6	374	440	-15.0
300,000-349,999	65	49	32.7	368	316	16.5
350,000-399,999	48	42	14.3	245	260	-5.8
400,000-449,999	50	27	85.2	179	164	9.1
450,000-499,999	23	21	9.5	126	103	22.3
500,000-549,999	21	13	61.5	89	80	11.3
550,000-599,999	23	15	53.3	71	66	7.6
600,000-649,999	4	8	-50.0	30	46	-34.8
650,000-699,999	11	5	120.0	33	30	10.0
700,000-749,999	5	7	-28.6	16	13	23.1
750,000-799,999	8	2	300.0	22	13	69.2
800,000-849,999	1	3	-66.7	11	10	10.0
850,000-899,999	0	1	-100.0	8	9	-11.1
900,000-949,999	5	2	150.0	7	5	40.0
950,000-999,999	1	2	-50.0	6	3	100.0
1,000,000-1,099,999	1	1	0.0	9	3	200.0
1,100,000-1,199,999	6	1	500.0	11	1	1000.0
1,200,000-1,299,999	0	0	0.0	5	1	400.0
1,300,000-1,399,999	0	0	0.0	0	3	-100.0
1,400,000-1,499,999	3	1	200.0	3	2	50.0
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	1	0	N/A
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	408	370	10.3	1989	2155	-7.7

	Pending Listings			Year to Date		
	This Month		% Chg	Year to Date		% Chg
	2020	2019		2020	2019	
0-99,999	2	1	100.0	10	16	-37.5
100,000-149,999	5	9	-44.4	35	44	-20.5
150,000-199,999	24	19	26.3	116	160	-27.5
200,000-249,999	40	51	-21.6	265	375	-29.3
250,000-299,999	83	82	1.2	436	485	-10.1
300,000-349,999	65	62	4.8	425	333	27.6
350,000-399,999	60	38	57.9	295	285	3.5
400,000-449,999	43	35	22.9	203	192	5.7
450,000-499,999	43	24	79.2	177	133	33.1
500,000-549,999	25	12	108.3	103	91	13.2
550,000-599,999	21	20	5.0	94	86	9.3
600,000-649,999	13	6	116.7	44	42	4.8
650,000-699,999	15	6	150.0	49	48	2.1
700,000-749,999	8	2	300.0	27	16	68.8
750,000-799,999	8	3	166.7	26	15	73.3
800,000-849,999	4	0	N/A	9	11	-18.2
850,000-899,999	7	2	250.0	27	17	58.8
900,000-949,999	0	2	-100.0	3	4	-25.0
950,000-999,999	3	0	N/A	11	8	37.5
1,000,000-1,099,999	1	1	0.0	7	2	250.0
1,100,000-1,199,999	3	1	200.0	11	4	175.0
1,200,000-1,299,999	3	2	50.0	9	5	80.0
1,300,000-1,399,999	0	0	0.0	2	2	0.0
1,400,000-1,499,999	1	0	N/A	2	2	0.0
1,500,000-1,599,999	0	0	0.0	2	4	-50.0
1,600,000-1,699,999	0	0	0.0	1	1	0.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	0	0	0.0	1	0	N/A
1,900,000-1,999,999	0	1	-100.0	0	2	-100.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	1	0	N/A	1	1	0.0
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	479	379	26.4	2393	2384	0.4

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	4	7	-42.9	24	24		0.0	0-99,999	2	0	N/A	13
100,000-149,999	11	22	-50.0	52	71	-26.8	100,000-149,999	7	8	-12.5	34	57	-40.4
150,000-199,999	28	62	-54.8	167	239	-30.1	150,000-199,999	20	22	-9.1	125	186	-32.8
200,000-249,999	32	106	-69.8	345	548	-37.0	200,000-249,999	38	72	-47.2	259	445	-41.8
250,000-299,999	53	178	-70.2	546	716	-23.7	250,000-299,999	89	90	-1.1	468	595	-21.3
300,000-349,999	66	159	-58.5	565	569	-0.7	300,000-349,999	73	74	-1.4	452	448	0.9
350,000-399,999	72	148	-51.4	430	514	-16.3	350,000-399,999	49	66	-25.8	324	385	-15.8
400,000-449,999	57	113	-49.6	286	329	-13.1	400,000-449,999	32	37	-13.5	224	256	-12.5
450,000-499,999	57	115	-50.4	262	293	-10.6	450,000-499,999	39	19	105.3	207	209	-1.0
500,000-549,999	35	78	-55.1	166	202	-17.8	500,000-549,999	20	17	17.6	128	149	-14.1
550,000-599,999	22	73	-69.9	139	192	-27.6	550,000-599,999	21	15	40.0	103	135	-23.7
600,000-649,999	26	54	-51.9	75	119	-37.0	600,000-649,999	8	9	-11.1	52	80	-35.0
650,000-699,999	39	51	-23.5	107	114	-6.1	650,000-699,999	15	7	114.3	74	74	0.0
700,000-749,999	14	19	-26.3	53	53	0.0	700,000-749,999	6	5	20.0	43	34	26.5
750,000-799,999	18	38	-52.6	55	70	-21.4	750,000-799,999	5	8	-37.5	35	49	-28.6
800,000-849,999	9	22	-59.1	27	39	-30.8	800,000-849,999	4	3	33.3	14	28	-50.0
850,000-899,999	14	29	-51.7	51	58	-12.1	850,000-899,999	5	3	66.7	31	35	-11.4
900,000-949,999	4	8	-50.0	14	17	-17.6	900,000-949,999	4	1	300.0	11	13	-15.4
950,000-999,999	18	21	-14.3	37	37	0.0	950,000-999,999	2	3	-33.3	22	22	0.0
1,000,000-1,099,999	7	14	-50.0	19	19	0.0	1,000,000-1,099,999	2	1	100.0	11	10	10.0
1,100,000-1,199,999	11	17	-35.3	25	28	-10.7	1,100,000-1,199,999	2	2	0.0	18	16	12.5
1,200,000-1,299,999	17	21	-19.0	32	30	6.7	1,200,000-1,299,999	2	2	0.0	12	23	-47.8
1,300,000-1,399,999	8	7	14.3	13	13	0.0	1,300,000-1,399,999	2	2	0.0	7	5	40.0
1,400,000-1,499,999	2	3	-33.3	8	10	-20.0	1,400,000-1,499,999	2	1	100.0	5	5	0.0
1,500,000-1,599,999	6	9	-33.3	13	18	-27.8	1,500,000-1,599,999	0	1	-100.0	7	6	16.7
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	1	1	0.0	3	2	50.0	1,700,000-1,799,999	0	0	0.0	1	0	N/A
1,800,000-1,899,999	3	2	50.0	7	2	250.0	1,800,000-1,899,999	1	0	N/A	4	2	100.0
1,900,000-1,999,999	0	6	-100.0	3	7	-57.1	1,900,000-1,999,999	0	0	0.0	1	5	-80.0
2,000,000-2,249,999	1	6	-83.3	2	8	-75.0	2,000,000-2,249,999	0	0	0.0	1	1	0.0
2,250,000-2,499,999	6	6	0.0	9	10	-10.0	2,250,000-2,499,999	2	0	N/A	6	5	20.0
2,500,000-2,749,999	3	4	-25.0	6	6	0.0	2,500,000-2,749,999	0	1	-100.0	2	4	-50.0
2,750,000-2,999,999	0	4	-100.0	1	5	-80.0	2,750,000-2,999,999	0	0	0.0	0	2	-100.0
3,000,000-3,249,999	4	2	100.0	5	2	150.0	3,000,000-3,249,999	0	0	0.0	3	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	4	2	100.0	4	2	100.0	3,750,000-3,999,999	0	0	0.0	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	0	0.0	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+	2	8	-75.0	7	9	-22.2	5,000,000+	0	1	-100.0	0	4	-100.0
Totals	659	1422	-53.7	3566	4383	-18.6	Totals	453	470	-3.6	2703	3312	-18.4

Information is deemed to be reliable, but is not guaranteed. © 2020 MLS and FBS. Prepared by Oregon DataShare (KCAR|MLSCO|SOMLS) on Tuesday, August 04, 2020 9:40 AM.

Jackson Co Year Over Year Comparison

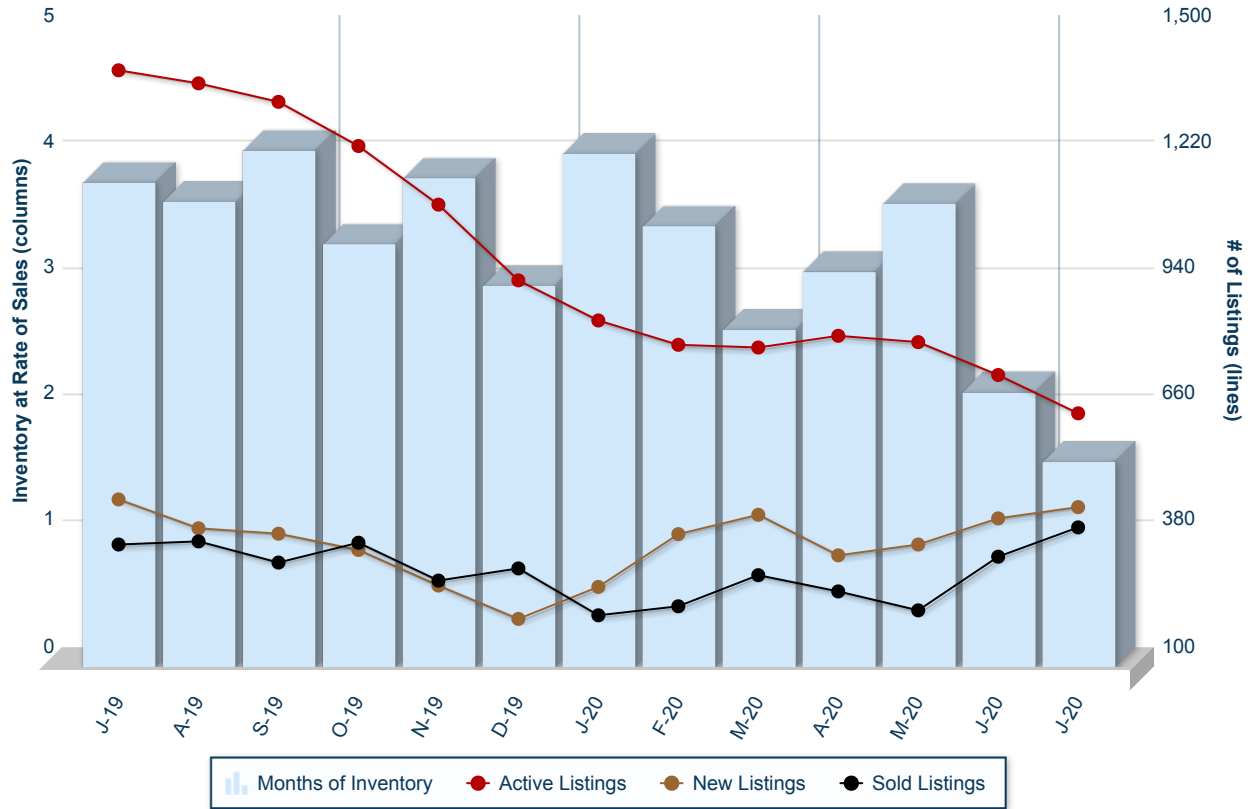
Activity between 7/1/2020 and 7/31/2020

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	11	4	-63	0	1	+	1	1	0	2	0	-	927,000	0	-	463,500	0	-	463,500	0	-	97	0	-
Ashland	370	227	-38	72	70	-2	48	67	+39	44	66	+50	21,672,800	34,682,871	+60	492,563	525,498	+6	459,900	464,950	+1	97	97	0
Central Point	190	117	-38	57	56	-1	48	55	+14	42	58	+38	13,838,400	22,136,602	+59	329,485	381,665	+15	282,700	353,450	+25	98	97	-1
Eagle Point	159	105	-33	35	47	+34	27	51	+88	29	30	+3	9,937,670	13,058,500	+31	342,678	435,283	+27	302,500	392,500	+29	97	97	0
Gold Hill	62	38	-38	11	11	0	13	17	+30	6	9	+50	2,227,300	2,745,500	+23	371,216	305,055	-17	385,450	296,000	-	99	98	-1
Jacksonville	116	51	-56	18	13	-27	18	18	0	13	19	+46	5,480,400	9,531,250	+73	421,569	501,644	+18	414,000	435,000	+5	96	93	-3
Medford	650	381	-41	201	179	-10	169	190	+12	174	157	-9	59,123,224	57,852,597	-2	339,788	368,487	+8	297,500	318,000	+6	98	99	+1
Phoenix	36	15	-58	7	3	-57	5	6	+20	4	5	+25	1,160,399	2,039,000	+75	290,099	407,800	+40	296,700	395,000	+33	100	97	-3
Rogue River	74	39	-47	14	15	+7	14	18	+28	12	13	+8	3,334,550	5,613,000	+68	277,879	431,769	+55	278,375	400,000	+43	99	98	-1
Shady Cove	38	22	-42	6	6	0	3	10	+233	6	6	0	2,223,000	2,106,500	-5	370,500	351,083	-5	305,000	365,000	+19	97	97	0
Talent	59	47	-20	13	15	+15	7	10	+42	11	13	+18	4,467,400	4,612,800	+3	406,127	354,830	-12	379,000	333,900	-	97	100	+3
White City	63	40	-36	26	23	-11	19	25	+31	17	17	0	5,799,300	4,521,700	-22	341,135	265,982	-22	250,000	259,900	+3	97	98	+1
Totals	1828	1086	-41	460	439	-5	372	468	+26	360	393	+9	130,191,443	158,900,320	+22	361,643	404,327	+12	313,700	355,000	+13	98	98	0
Grand Totals	1,828	1,086	-41	460	439	-5	372	468	+26	360	393	+9	130,191,443	158,900,320	+22	361,643	404,327	+12	313,700	355,000	+13	98	98	0

Information is deemed to be reliable, but is not guaranteed. © 2020 MLS and FBS. Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Tuesday, August 04, 2020 9:23 AM.

Jackson Co Inventory July 2019-20



	Active Listings	New Listings	Sold Listings	Months Inventory
Jul - 2020	661	453	408	1.62
Jun - 2020	746	428	343	2.17
May - 2020	819	370	224	3.66
Apr - 2020	833	346	266	3.13
Mar - 2020	807	436	302	2.67
Feb - 2020	813	393	233	3.49
Jan - 2020	867	276	213	4.07
Dec - 2019	956	205	317	3.02
Nov - 2019	1,124	279	290	3.88
Oct - 2019	1,254	358	374	3.35
Sep - 2019	1,352	394	330	4.10
Aug - 2019	1,393	406	377	3.69
Jul - 2019	1,422	470	370	3.84

Keybox Activity Report



Keybox Accesses	Jul 19	Jul 20	Change
	11179	9558	-14.5%

