



**JACKSON CO EXISTING URBAN HOME SALES - November 1, 2020 through January 31, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2020 vs Jan 2021	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	75	105	87	53	\$380,000	\$433,876	\$510,000	34.2%	17.5%	\$385,000	\$482,200
Talent	17	16	91	34	\$261,950	\$267,500	\$396,500	51.4%	48.2%	\$198,500	0
Phoenix	21	12	69	23	\$227,000	\$295,000	\$312,500	37.7%	5.9%	\$417,500	\$305,000
Jacksonville	20	14	109	57	\$461,500	\$453,500	\$549,750	19.1%	21.2%	\$410,250	\$489,500
Northwest Medford	16	26	33	14	\$201,000	\$270,000	\$291,000	44.8%	7.8%	\$267,250	\$307,000
West Medford	36	48	53	21	\$150,500	\$229,000	\$255,450	69.7%	11.6%	\$243,000	\$255,000
Southwest Medford	39	49	31	18	\$223,000	\$289,000	\$320,000	43.5%	10.7%	\$310,000	\$322,500
East Medford	184	189	59	32	\$271,000	\$302,500	\$355,000	31.0%	17.4%	\$300,500	\$360,000
Central Point	76	60	43	15	\$225,000	\$300,000	\$331,748	47.4%	10.6%	\$288,950	\$346,000
White City	20	32	31	20	\$174,500	\$230,500	\$267,250	53.2%	15.9%	\$230,000	\$272,500
Eagle Point	39	42	38	20	\$254,950	\$279,210	\$360,000	41.2%	28.9%	\$322,900	\$315,500
Shady Cove	16	14	76	73	\$195,000	\$315,000	\$348,500	78.7%	10.6%	N/A	0
Gold Hill & Rogue River	15	20	44	35	\$160,000	\$235,000	\$324,020	102.5%	37.9%	\$294,750	\$333,520
<b>URBAN TOTALS</b>	<b>574</b>	<b>627</b>	<b>58</b>	<b>31</b>	<b>\$239,900</b>	<b>\$300,000</b>	<b>\$345,000</b>	<b>43.8%</b>	<b>15.0%</b>	<b>\$309,000</b>	<b>\$346,000</b>

**JACKSON CO NEW URBAN HOME SALES - November 1, 2020 through January 31, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING					Jan 2020 vs Jan 2021	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	1	154	N/A	\$395,000	\$450,000	N/A	N/A	N/A	N/A	N/A
Talent	3	1	225	N/A	N/A	N/A	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	0	105	N/A	\$239,990	\$245,500	N/A	N/A	N/A	N/A	N/A
West Medford	0	3	N/A	31	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	8	4	75	33	\$242,500	\$352,400	\$352,450	45.3%	0.0%	N/A	N/A
East Medford	29	25	73	29	\$328,630	\$395,000	\$407,223	23.9%	3.1%	\$385,495	\$375,558
Central Point	3	2	131	N/A	\$282,400	N/A	N/A	N/A	N/A	N/A	N/A
White City	9	16	72	30	\$196,500	\$228,550	\$239,900	22.1%	5.0%	N/A	N/A
Eagle Point	10	7	100	49	\$260,000	\$317,400	\$415,000	59.6%	30.7%	N/A	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	\$197,500	N/A	N/A	N/A	N/A	N/A	N/A
<b>URBAN TOTALS</b>	<b>74</b>	<b>60</b>	<b>92</b>	<b>32</b>	<b>\$277,500</b>	<b>\$342,300</b>	<b>\$359,347</b>	<b>29.5%</b>	<b>5.0%</b>	<b>\$342,200</b>	<b>\$416,500</b>

**JACKSON CO RURAL HOME SALES - November 1, 2020 through January 31, 2021**

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING					Jan 2020 vs Jan 2021	
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31						
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	74	95	104	68	\$288,250	\$403,500	\$510,000	76.9%	26.4%	\$427,500	\$526,200
5 - 10 Acres	36	35	132	63	\$495,000	\$477,000	\$562,375	13.6%	17.9%	\$490,000	\$556,188
Over 10 Acres	30	44	197	143	\$487,450	\$691,250	\$639,000	31.1%	-7.6%	\$602,500	\$667,000
<b>RURAL TOTALS</b>	<b>140</b>	<b>174</b>	<b>131</b>	<b>86</b>	<b>\$370,000</b>	<b>\$447,500</b>	<b>\$575,000</b>	<b>55.4%</b>	<b>28.5%</b>	<b>\$465,250</b>	<b>\$562,375</b>

**RESIDENTIAL INVENTORY**

Area	Active As Of 01/31/20	Active As Of 01/31/21	% Change
Ashland	67	43	-35.8%
Talent	14	4	-71.4%
Phoenix	6	1	-83.3%
Jacksonville	23	10	-56.5%
Northwest Medford	8	7	-12.5%
West Medford	35	10	-71.4%
Southwest Medford	19	5	-73.7%
East Medford	119	32	-73.1%
Central Point	20	5	-75.0%
White City	20	2	-90.0%
Eagle Point	31	8	-74.2%
Shady Cove	17	5	-70.6%
Gold Hill & Rogue River	2	1	-50.0%
Rural	254	79	-68.9%
<b>JACKSON COUNTY TOTALS</b>	<b>635</b>	<b>212</b>	<b>-66.6%</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.

©2021 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.



**JACKSON CO EXISTING HOME SALES: DISTRESSED - November 1, 2020 through January 31, 2021**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2020 vs Jan 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Talent	0	0	N/A	N/A	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
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	3	2	22	N/A	N/A	N/A	N/A	N/A	N/A
Central Point	4	0	66	N/A	\$266,950	N/A	N/A	N/A	N/A
White City	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	4	0	19	N/A	\$215,000	N/A	N/A	N/A	N/A
Shady Cove	0	0	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
<b>URBAN TOTALS</b>	<b>13</b>	<b>4</b>	<b>47</b>	<b>65</b>	<b>\$221,000</b>	<b>\$276,500</b>	<b>25.1%</b>	<b>N/A</b>	<b>N/A</b>

**JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2020 through January 31, 2021**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	104	99.0%	1	1.0%	0	0.0%	105	53	N/A	N/A	53	\$510,000	N/A	N/A	\$510,000
Talent	16	100.0%	0	0.0%	0	0.0%	16	34	N/A	N/A	34	\$396,500	N/A	N/A	\$396,500
Phoenix	12	100.0%	0	0.0%	0	0.0%	12	23	N/A	N/A	23	\$312,500	N/A	N/A	\$312,500
Jacksonville	14	100.0%	0	0.0%	0	0.0%	14	57	N/A	N/A	57	\$549,750	N/A	N/A	\$549,750
Northwest Medford	26	100.0%	0	0.0%	0	0.0%	26	14	N/A	N/A	14	\$291,000	N/A	N/A	\$291,000
West Medford	47	97.9%	1	2.1%	0	0.0%	48	21	N/A	N/A	21	\$255,900	N/A	N/A	\$255,450
Southwest Medford	49	100.0%	0	0.0%	0	0.0%	49	18	N/A	N/A	18	\$320,000	N/A	N/A	\$320,000
East Medford	187	98.9%	1	0.5%	1	0.5%	189	31	N/A	N/A	32	\$355,000	N/A	N/A	\$355,000
Central Point	60	100.0%	0	0.0%	0	0.0%	60	15	N/A	N/A	15	\$331,748	N/A	N/A	\$331,748
White City	32	100.0%	0	0.0%	0	0.0%	32	20	N/A	N/A	20	\$267,250	N/A	N/A	\$267,250
Eagle Point	42	100.0%	0	0.0%	0	0.0%	42	20	N/A	N/A	20	\$360,000	N/A	N/A	\$360,000
Shady Cove	14	100.0%	0	0.0%	0	0.0%	14	73	N/A	N/A	73	\$348,500	N/A	N/A	\$348,500
Gold Hill & Rogue River	20	100.0%	0	0.0%	0	0.0%	20	35	N/A	N/A	35	\$324,020	N/A	N/A	\$324,020
<b>URBAN TOTALS</b>	<b>623</b>	<b>99.4%</b>	<b>3</b>	<b>0.5%</b>	<b>1</b>	<b>0.2%</b>	<b>627</b>	<b>31</b>	<b>N/A</b>	<b>N/A</b>	<b>31</b>	<b>\$345,000</b>	<b>N/A</b>	<b>N/A</b>	<b>\$345,000</b>

**RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 01/31/21**

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	43	100.0%	0	0.0%	0	0.0%	43
Talent	4	100.0%	0	0.0%	0	0.0%	4
Phoenix	1	100.0%	0	0.0%	0	0.0%	1
Jacksonville	10	100.0%	0	0.0%	0	0.0%	10
Northwest Medford	7	100.0%	0	0.0%	0	0.0%	7
West Medford	10	100.0%	0	0.0%	0	0.0%	10
Southwest Medford	5	100.0%	0	0.0%	0	0.0%	5
East Medford	32	100.0%	0	0.0%	0	0.0%	32
Central Point	5	100.0%	0	0.0%	0	0.0%	5
White City	2	100.0%	0	0.0%	0	0.0%	2
Eagle Point	8	100.0%	0	0.0%	0	0.0%	8
Shady Cove	5	100.0%	0	0.0%	0	0.0%	5
Gold Hill & Rogue River	1	100.0%	0	0.0%	0	0.0%	1
Rural	78	98.7%	1	1.3%	0	0.0%	79
<b>COUNTY TOTALS</b>	<b>211</b>	<b>99.5%</b>	<b>1</b>	<b>0.5%</b>	<b>0</b>	<b>0.0%</b>	<b>212</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.

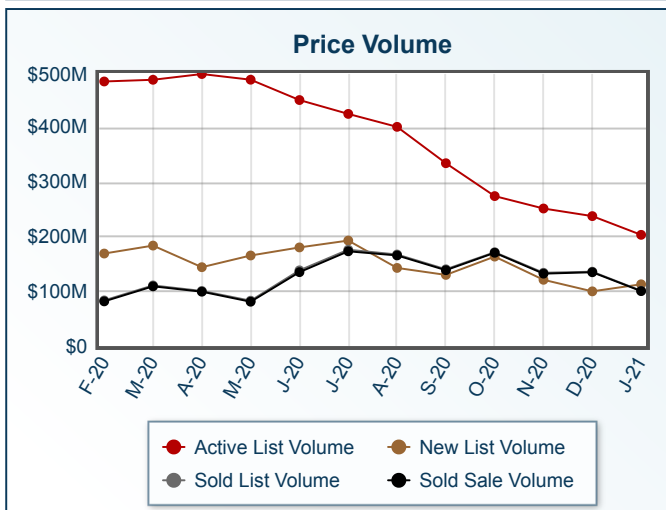
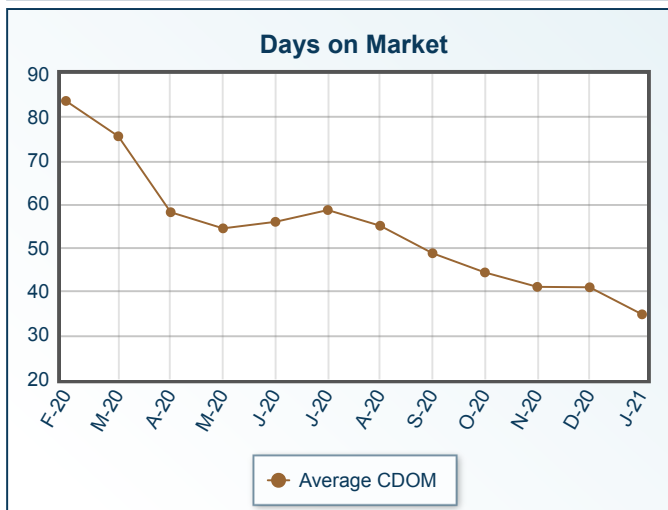
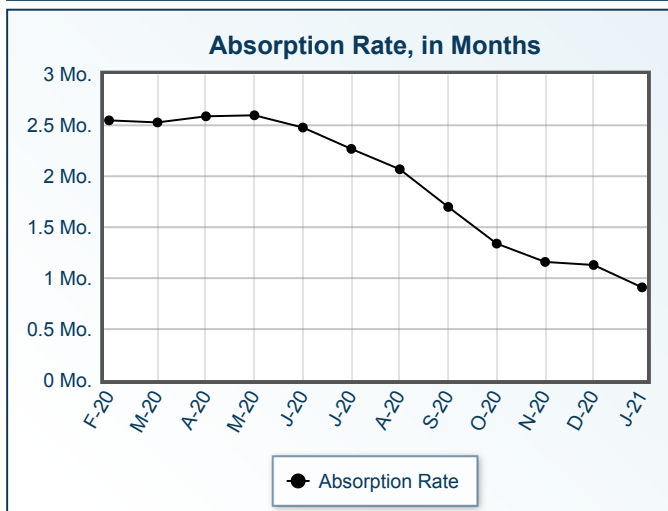
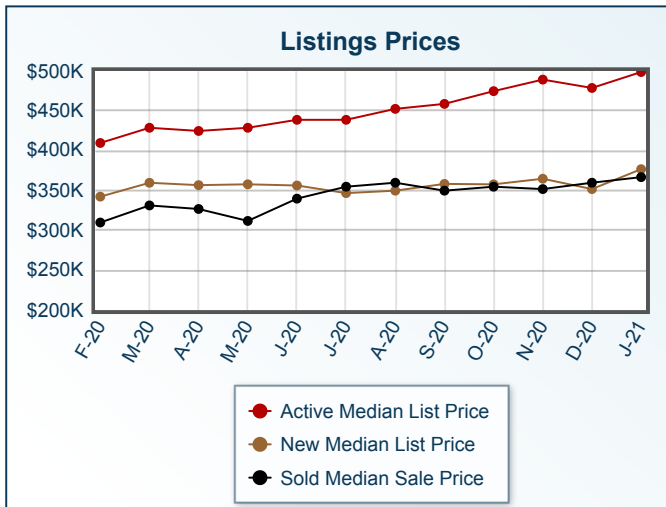
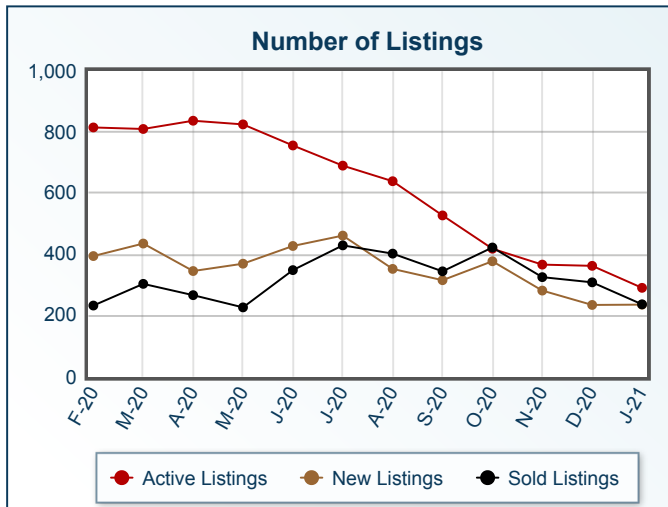
"Short" stands for Short Sale, where third party approval is required for the transaction.

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

©2021 Southern Oregon MLS, a wholly owned subsidiary of the Rogue Valley Association of REALTORS®, Inc.

# Market Summary

Jackson Co Residential, January 2021



Summary Statistics						
	Jan-21	Jan-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	0.91	2.71	-66.42	0.91	2.71	-66.42
Average List Price	\$702,106	\$588,342	19.34	\$600,367	\$538,529	11.48
Median List Price	\$499,000	\$397,340	25.59	\$430,000	\$375,000	14.67
Average Sale Price	\$425,994	\$357,299	19.23	\$426,935	\$357,299	19.49
Median Sale Price	\$367,000	\$320,116	14.65	\$368,450	\$320,116	15.10
Average CDOM	34	81	-58.02	34	81	-58.02
Median CDOM	6	48	-87.50	6	50	-88.00

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	2	-100.0	0	2
100,000-149,999	4	5	-20.0	4	5	-20.0
150,000-199,999	5	11	-54.5	5	11	-54.5
200,000-249,999	11	35	-68.6	11	35	-68.6
250,000-299,999	34	33	3.0	34	33	3.0
300,000-349,999	52	43	20.9	52	43	20.9
350,000-399,999	36	25	44.0	36	25	44.0
400,000-449,999	20	15	33.3	20	15	33.3
450,000-499,999	23	13	76.9	23	13	76.9
500,000-549,999	12	14	-14.3	12	14	-14.3
550,000-599,999	11	4	175.0	11	4	175.0
600,000-649,999	7	1	600.0	7	1	600.0
650,000-699,999	4	3	33.3	4	3	33.3
700,000-749,999	4	2	100.0	4	2	100.0
750,000-799,999	2	3	-33.3	2	3	-33.3
800,000-849,999	2	3	-33.3	2	3	-33.3
850,000-899,999	3	0	N/A	3	0	N/A
900,000-949,999	2	0	N/A	2	0	N/A
950,000-999,999	1	0	N/A	1	0	N/A
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	1	1	0.0	1	1	0.0
1,200,000-1,299,999	2	1	100.0	2	1	100.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	0	0	0.0	0	0	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	0	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	1	0	N/A	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	237	214	10.7	237	214	10.7

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	2	-100.0	0	2
100,000-149,999	6	7	-14.3	6	7	-14.3
150,000-199,999	6	10	-40.0	6	10	-40.0
200,000-249,999	13	45	-71.1	13	45	-71.1
250,000-299,999	53	39	35.9	53	39	35.9
300,000-349,999	49	39	25.6	49	39	25.6
350,000-399,999	32	31	3.2	32	31	3.2
400,000-449,999	30	19	57.9	30	19	57.9
450,000-499,999	16	17	-5.9	16	17	-5.9
500,000-549,999	15	10	50.0	15	10	50.0
550,000-599,999	18	3	500.0	18	3	500.0
600,000-649,999	9	5	80.0	9	5	80.0
650,000-699,999	16	2	700.0	16	2	700.0
700,000-749,999	4	0	N/A	4	0	N/A
750,000-799,999	4	1	300.0	4	1	300.0
800,000-849,999	3	1	200.0	3	1	200.0
850,000-899,999	4	0	N/A	4	0	N/A
900,000-949,999	2	0	N/A	2	0	N/A
950,000-999,999	3	2	50.0	3	2	50.0
1,000,000-1,099,999	2	1	100.0	2	1	100.0
1,100,000-1,199,999	1	1	0.0	1	1	0.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	5	1	400.0	5	1	400.0
1,400,000-1,499,999	1	0	N/A	1	0	N/A
1,500,000-1,599,999	1	0	N/A	1	0	N/A
1,600,000-1,699,999	0	0	0.0	0	0	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	1	0	N/A	1	0	N/A
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	294	236	24.6	294	236	24.6

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg		2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	9	-100.0	0	13		-100.0	0-99,999	0	2	-100.0	0
100,000-149,999	5	19	-73.7	8	23	-65.2	100,000-149,999	1	5	-80.0	1	5	-80.0
150,000-199,999	7	40	-82.5	13	57	-77.2	150,000-199,999	4	15	-73.3	4	15	-73.3
200,000-249,999	8	83	-90.4	20	119	-83.2	200,000-249,999	7	33	-78.8	7	33	-78.8
250,000-299,999	28	86	-67.4	71	131	-45.8	250,000-299,999	40	51	-21.6	40	51	-21.6
300,000-349,999	32	105	-69.5	78	161	-51.6	300,000-349,999	49	49	0.0	49	49	0.0
350,000-399,999	23	105	-78.1	50	144	-65.3	350,000-399,999	27	38	-28.9	27	38	-28.9
400,000-449,999	27	67	-59.7	46	82	-43.9	400,000-449,999	20	20	0.0	20	20	0.0
450,000-499,999	17	49	-65.3	32	72	-55.6	450,000-499,999	15	17	-11.8	15	17	-11.8
500,000-549,999	11	40	-72.5	23	49	-53.1	500,000-549,999	14	12	16.7	14	12	16.7
550,000-599,999	24	44	-45.5	38	47	-19.1	550,000-599,999	15	8	87.5	15	8	87.5
600,000-649,999	10	22	-54.5	19	26	-26.9	600,000-649,999	9	3	200.0	9	3	200.0
650,000-699,999	18	32	-43.7	30	36	-16.7	650,000-699,999	9	5	80.0	9	5	80.0
700,000-749,999	8	9	-11.1	18	12	50.0	700,000-749,999	8	2	300.0	8	2	300.0
750,000-799,999	6	21	-71.4	9	23	-60.9	750,000-799,999	1	2	-50.0	1	2	-50.0
800,000-849,999	5	12	-58.3	9	12	-25.0	800,000-849,999	3	0	N/A	3	0	N/A
850,000-899,999	13	20	-35.0	16	21	-23.8	850,000-899,999	3	1	200.0	3	1	200.0
900,000-949,999	5	4	25.0	5	4	25.0	900,000-949,999	1	1	0.0	1	1	0.0
950,000-999,999	5	18	-72.2	7	18	-61.1	950,000-999,999	1	3	-66.7	1	3	-66.7
1,000,000-1,099,999	1	9	-88.9	3	10	-70.0	1,000,000-1,099,999	0	2	-100.0	0	2	-100.0
1,100,000-1,199,999	3	9	-66.7	4	10	-60.0	1,100,000-1,199,999	0	2	-100.0	0	2	-100.0
1,200,000-1,299,999	4	19	-78.9	4	19	-78.9	1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	7	5	40.0	11	6	83.3	1,300,000-1,399,999	3	0	N/A	3	0	N/A
1,400,000-1,499,999	3	4	-25.0	3	4	-25.0	1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	2	6	-66.7	2	7	-71.4	1,500,000-1,599,999	2	2	0.0	2	2	0.0
1,600,000-1,699,999	1	1	0.0	2	1	100.0	1,600,000-1,699,999	1	0	N/A	1	0	N/A
1,700,000-1,799,999	3	2	50.0	3	2	50.0	1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	2	3	-33.3	2	3	-33.3	1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	2	-100.0	0	3	-100.0	1,900,000-1,999,999	0	1	-100.0	0	1	-100.0
2,000,000-2,249,999	2	2	0.0	3	3	0.0	2,000,000-2,249,999	1	1	0.0	1	1	0.0
2,250,000-2,499,999	2	2	0.0	2	2	0.0	2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	4	-100.0	1	4	-75.0	2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	1	1	0.0	1	1	0.0	2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	4	2	100.0	4	3	33.3	3,000,000-3,249,999	0	1	-100.0	0	1	-100.0
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	0	1	-100.0	0	1	-100.0	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	1	1	0.0	1	1	0.0	3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	1	-100.0	0	1	-100.0	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	1	0	N/A	1	0	N/A
4,500,000-4,749,999	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	1	0	N/A	1	0	N/A	4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	1	7	-85.7	1	7	-85.7	5,000,000+	0	0	0.0	0	0	0.0
Totals	291	868	-66.5	542	1140	-52.5	Totals	236	276	-14.5	236	276	-14.5

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Oregon DataShare (KCARI|MLSCO|SOMLS) on Wednesday, February 03, 2021 8:34 AM.

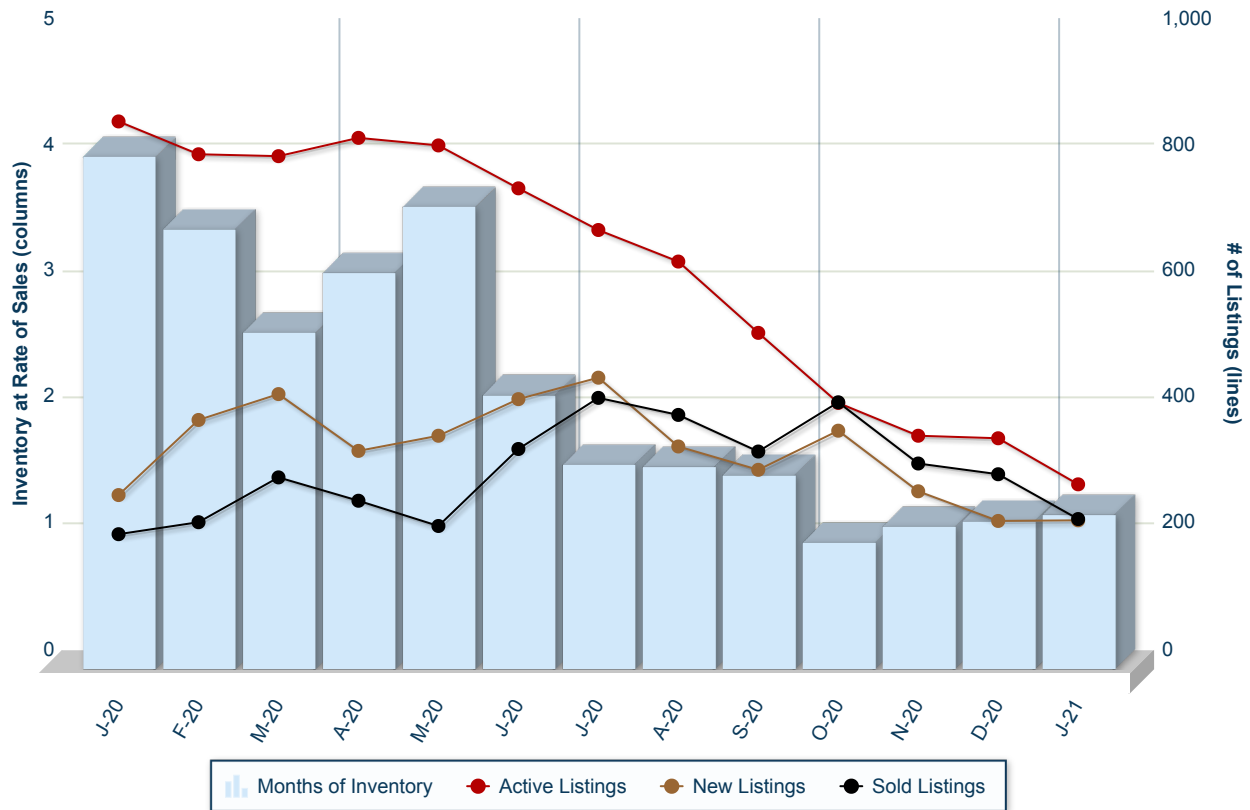
# Jackson Co Year Over Year Comparison

Activity between 1/1/2021 and 1/31/2021

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	10	4	-60	0	1	+	0	2	+	1	1	0	825,000	490,000	-40	825,000	490,000	-40	825,000	490,000	-	94	98	+4
Ashland	195	95	-51	23	23	0	29	33	+13	21	34	+61	9,902,900	16,651,950	+68	471,566	489,763	+3	410,000	477,725	+16	96	100	+4
Central Point	108	53	-50	34	26	-23	29	36	+24	29	24	-17	9,304,714	9,386,670	+0	320,852	391,111	+21	304,900	348,000	+14	97	99	+2
Eagle Point	101	46	-54	22	24	+9	20	24	+20	20	21	+5	7,811,690	11,993,710	+53	390,584	571,129	+46	357,450	349,900	-	100	96	-4
Gold Hill	40	17	-57	10	6	-40	4	10	+150	4	4	0	1,687,000	1,604,500	-4	421,750	401,125	-4	398,500	382,250	-	94	99	+5
Jacksonville	66	38	-42	10	13	+30	8	14	+75	10	12	+20	4,370,300	7,486,235	+71	437,030	623,852	+42	451,000	575,000	+27	99	96	-3
Medford	380	200	-47	124	104	-16	108	126	+16	92	104	+13	31,052,394	40,691,311	+31	337,526	391,262	+15	311,300	350,500	+12	98	100	+2
Phoenix	13	8	-38	1	5	+400	2	7	+250	4	5	+25	1,627,500	1,323,000	-18	406,875	264,600	-34	417,500	305,000	-	96	99	+3
Rogue River	47	18	-61	8	8	0	7	7	0	9	11	+22	3,309,000	4,119,540	+24	367,666	374,503	+1	324,000	349,000	+7	98	99	+1
Shady Cove	29	11	-62	8	4	-50	5	5	0	4	1	-75	1,507,500	319,000	-78	376,875	319,000	-15	301,250	319,000	+5	93	96	+3
Talent	47	15	-68	12	5	-58	7	8	+14	7	3	-57	1,945,454	1,315,000	-32	277,922	438,333	+57	309,000	415,000	+34	96	99	+3
White City	55	22	-60	16	10	-37	15	16	+6	10	12	+20	2,370,950	4,092,500	+72	237,095	341,041	+43	230,000	293,000	+27	100	101	+1
<b>Totals</b>	1091	527	-52	268	229	-15	234	288	+23	211	232	+10	75,714,402	99,473,416	+31	358,836	428,765	+19	320,331	367,000	+15	98	99	1
<b>Grand Totals</b>	1,091	527	-52	268	229	-15	234	288	+23	211	232	+10	75,714,402	99,473,416	+31	358,836	428,765	+19	320,331	367,000	+15	98	99	+1

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Oregon Datashare (KCAR|MLSCO|SOMLS) on Wednesday, February 03, 2021 8:39 AM.

# Jackson Co Inventory January 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Jan - 2021	293	236	238	1.23
Dec - 2020	366	235	309	1.18
Nov - 2020	370	282	326	1.13
Oct - 2020	422	378	423	1.00
Sep - 2020	533	316	345	1.54
Aug - 2020	646	353	403	1.60
Jul - 2020	696	462	430	1.62
Jun - 2020	762	428	349	2.18
May - 2020	830	370	227	3.66
Apr - 2020	842	346	267	3.15
Mar - 2020	813	436	304	2.67
Feb - 2020	816	395	233	3.50
Jan - 2020	868	276	214	4.06

# Keybox Activity Report



Note: Keybox activity splits approximately 75% Jackson County, 25% Josephine County.

Keybox Accesses	Jan 20	Jan 21	Change
	7185	5155	-28.3%

