



JACKSON CO EXISTING URBAN HOME SALES - January 1, 2021 through March 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2020 vs Mar 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	70	72	100	44	\$411,250	\$417,500	\$502,628	22.2%	20.4%	\$422,500	\$520,000
Talent	17	15	65	10	\$225,000	\$312,900	\$379,990	68.9%	21.4%	\$316,500	\$348,250
Phoenix	9	14	162	10	\$218,950	\$317,500	\$307,500	40.4%	-3.1%	N/A	0
Jacksonville	18	16	76	48	\$389,950	\$468,500	\$545,598	39.9%	16.5%	\$498,750	\$605,000
Northwest Medford	24	22	42	9	\$175,000	\$264,250	\$327,000	86.9%	23.7%	\$292,450	\$355,000
West Medford	40	38	46	18	\$141,250	\$224,000	\$240,400	70.2%	7.3%	\$187,000	\$250,250
Southwest Medford	35	41	49	14	\$222,000	\$286,000	\$328,000	47.7%	14.7%	\$276,500	\$357,000
East Medford	173	179	54	24	\$265,000	\$315,000	\$390,000	47.2%	23.8%	\$327,950	\$415,000
Central Point	65	60	33	20	\$214,402	\$300,000	\$338,250	57.8%	12.8%	\$309,500	\$337,500
White City	23	25	23	9	\$157,000	\$245,000	\$275,000	75.2%	12.2%	\$252,000	\$267,450
Eagle Point	40	32	48	17	\$232,000	\$318,500	\$375,000	61.6%	17.7%	\$328,450	\$377,500
Shady Cove	9	10	106	42	\$250,000	\$325,000	\$293,000	17.2%	-9.8%	N/A	\$372,250
Gold Hill & Rogue River	16	14	74	50	\$160,900	\$277,000	\$302,800	88.2%	9.3%	\$262,000	\$287,000
URBAN TOTALS	539	538	59	24	\$230,000	\$305,000	\$350,000	52.2%	14.8%	\$316,750	\$366,750

JACKSON CO NEW URBAN HOME SALES - January 1, 2021 through March 31, 2021											
AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2020 vs Mar 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	4	2	1	N/A	N/A	\$471,450	N/A	N/A	N/A	N/A	N/A
Talent	4	1	47	N/A	N/A	\$397,000	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	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	5	0	40	N/A	N/A	\$285,000	N/A	N/A	N/A	N/A	N/A
Southwest Medford	5	3	99	59	\$249,900	\$360,500	N/A	N/A	N/A	N/A	N/A
East Medford	45	29	76	17	\$331,307	\$375,000	\$435,690	31.5%	16.2%	\$414,000	\$445,000
Central Point	4	5	82	1	\$249,900	\$337,808	\$369,900	48.0%	9.5%	N/A	N/A
White City	8	5	67	63	N/A	\$254,950	\$194,900	N/A	-23.6%	N/A	N/A
Eagle Point	6	7	87	55	\$264,900	\$316,200	\$416,500	57.2%	31.7%	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	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	83	57	72	30	\$284,900	\$360,990	\$384,721	35.0%	6.6%	\$375,000	\$417,532

JACKSON CO RURAL HOME SALES - January 1, 2021 through March 31, 2021											
ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31					Mar 2020 vs Mar 2021	
	# 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	58	83	124	53	\$295,000	\$393,750	\$495,000	67.8%	25.7%	\$363,500	\$462,500
5 - 10 Acres	22	33	111	77	\$337,000	\$490,000	\$633,000	87.8%	29.2%	\$512,000	\$682,263
Over 10 Acres	31	43	119	120	\$572,500	\$525,000	\$780,000	36.2%	48.6%	\$502,500	\$765,000
RURAL TOTALS	111	159	120	76	\$352,333	\$474,000	\$580,000	64.6%	22.4%	\$474,000	\$578,000

RESIDENTIAL INVENTORY			
Area	Active As Of 03/31/20	Active As Of 03/31/21	% Change
Ashland	101	65	-35.6%
Talent	16	3	-81.3%
Phoenix	12	3	-75.0%
Jacksonville	28	10	-64.3%
Northwest Medford	6	3	-50.0%
West Medford	31	19	-38.7%
Southwest Medford	17	7	-58.8%
East Medford	136	34	-75.0%
Central Point	30	6	-80.0%
White City	17	3	-82.4%
Eagle Point	30	12	-60.0%
Shady Cove	17	3	-82.4%
Gold Hill & Rogue River	1	1	0.0%
Rural	278	102	-63.3%
JACKSON COUNTY TOTALS	720	271	-62.4%

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.

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 - January 1, 2021 through March 31, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Mar 31		Jan 1 - Mar 31		Jan 1 - Mar 31			Mar 2020 vs Mar 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	4	1	52	N/A	\$461,000	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	2	0	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
Northwest Medford	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	5	1	73	N/A	\$275,000	N/A	N/A	N/A	N/A
Central Point	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	0	0	N/A	N/A	N/A	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	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	21	8	68	23	\$258,000	\$326,500	26.6%	\$215,000	N/A

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

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Mar 31							Jan 1 - Mar 31				Jan 1 - Mar 31			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	71	98.6%	1	1.4%	0	0.0%	72	44	N/A	N/A	44	\$510,000	N/A	N/A	\$502,628
Talent	15	100.0%	0	0.0%	0	0.0%	15	10	N/A	N/A	10	\$379,990	N/A	N/A	\$379,990
Phoenix	14	100.0%	0	0.0%	0	0.0%	14	10	N/A	N/A	10	\$307,500	N/A	N/A	\$307,500
Jacksonville	15	93.8%	1	6.3%	0	0.0%	16	50	N/A	N/A	48	\$545,000	N/A	N/A	\$545,598
Northwest Medford	21	95.5%	1	4.5%	0	0.0%	22	9	N/A	N/A	9	\$325,000	N/A	N/A	\$327,000
West Medford	37	97.4%	1	2.6%	0	0.0%	38	18	N/A	N/A	18	\$244,900	N/A	N/A	\$240,400
Southwest Medford	41	100.0%	0	0.0%	0	0.0%	41	14	N/A	N/A	14	\$328,000	N/A	N/A	\$328,000
East Medford	178	99.4%	1	0.6%	0	0.0%	179	24	N/A	N/A	24	\$392,500	N/A	N/A	\$390,000
Central Point	58	96.7%	2	3.3%	0	0.0%	60	20	N/A	N/A	20	\$338,250	N/A	N/A	\$338,250
White City	25	100.0%	0	0.0%	0	0.0%	25	9	N/A	N/A	9	\$275,000	N/A	N/A	\$275,000
Eagle Point	32	100.0%	0	0.0%	0	0.0%	32	17	N/A	N/A	17	\$375,000	N/A	N/A	\$375,000
Shady Cove	10	100.0%	0	0.0%	0	0.0%	10	42	N/A	N/A	42	\$293,000	N/A	N/A	\$293,000
Gold Hill & Rogue River	14	100.0%	0	0.0%	0	0.0%	14	50	N/A	N/A	50	\$302,800	N/A	N/A	\$302,800
URBAN TOTALS	531	98.7%	7	1.3%	0	0.0%	538	24	26	N/A	24	\$350,000	\$390,000	N/A	\$350,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 03/31/21

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	65	100.0%	0	0.0%	0	0.0%	65
Talent	3	100.0%	0	0.0%	0	0.0%	3
Phoenix	3	100.0%	0	0.0%	0	0.0%	3
Jacksonville	10	100.0%	0	0.0%	0	0.0%	10
Northwest Medford	3	100.0%	0	0.0%	0	0.0%	3
West Medford	18	94.7%	1	5.3%	0	0.0%	19
Southwest Medford	7	100.0%	0	0.0%	0	0.0%	7
East Medford	34	100.0%	0	0.0%	0	0.0%	34
Central Point	6	100.0%	0	0.0%	0	0.0%	6
White City	3	100.0%	0	0.0%	0	0.0%	3
Eagle Point	12	100.0%	0	0.0%	0	0.0%	12
Shady Cove	3	100.0%	0	0.0%	0	0.0%	3
Gold Hill & Rogue River	1	100.0%	0	0.0%	0	0.0%	1
Rural	99	97.1%	3	2.9%	0	0.0%	102
COUNTY TOTALS	267	98.5%	4	1.5%	0	0.0%	271

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.

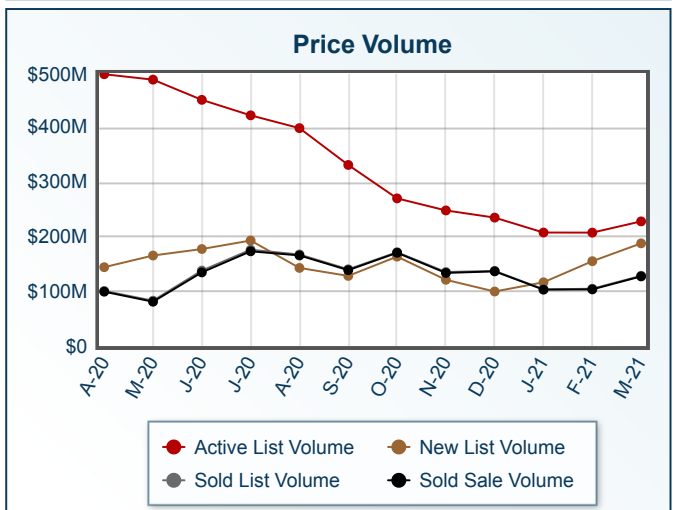
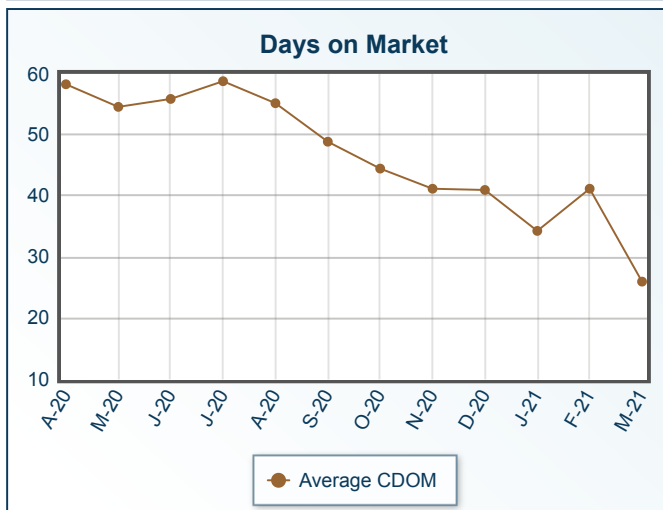
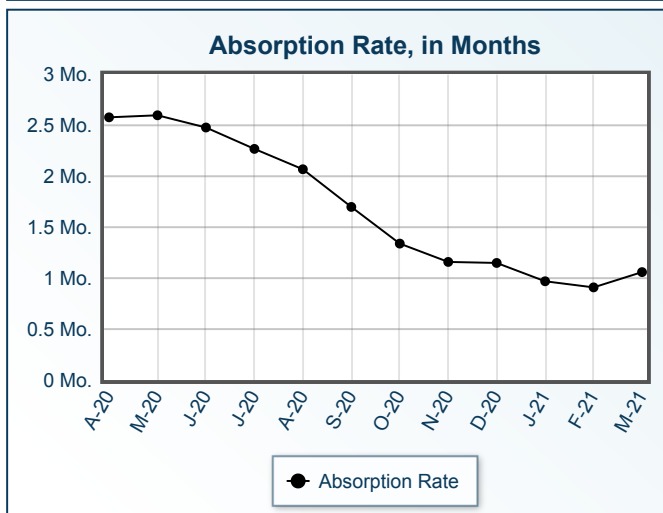
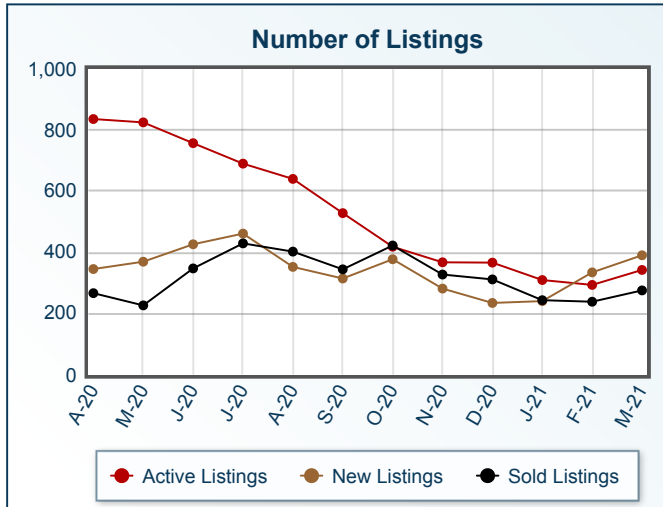
"Short" stands for Short Sale, where third party approval is required for the transaction.

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, March 2021



Summary Statistics						
	Mar-21	Mar-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.06	2.52	-57.94	0.98	2.59	-62.16
Average List Price	\$667,760	\$603,517	10.64	\$524,929	\$491,415	6.82
Median List Price	\$495,000	\$428,000	15.65	\$415,000	\$364,950	13.71
Average Sale Price	\$463,668	\$361,003	28.44	\$442,343	\$357,249	23.82
Median Sale Price	\$407,000	\$331,467	22.79	\$378,000	\$324,000	16.67
Average CDOM	26	75	-65.33	33	79	-58.23
Median CDOM	5	16	-68.75	6	37	-83.78

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	2	2	0.0	3	5
100,000-149,999	2	5	-60.0	11	15	-26.7
150,000-199,999	9	20	-55.0	24	40	-40.0
200,000-249,999	18	29	-37.9	42	106	-60.4
250,000-299,999	22	52	-57.7	92	133	-30.8
300,000-349,999	40	66	-39.4	138	149	-7.4
350,000-399,999	39	37	5.4	107	94	13.8
400,000-449,999	40	26	53.8	79	57	38.6
450,000-499,999	17	23	-26.1	58	51	13.7
500,000-549,999	23	13	76.9	49	35	40.0
550,000-599,999	16	12	33.3	34	17	100.0
600,000-649,999	11	6	83.3	28	11	154.5
650,000-699,999	10	5	100.0	25	11	127.3
700,000-749,999	5	1	400.0	16	4	300.0
750,000-799,999	5	3	66.7	8	8	0.0
800,000-849,999	4	0	N/A	8	4	100.0
850,000-899,999	2	0	N/A	7	0	N/A
900,000-949,999	1	1	0.0	7	1	600.0
950,000-999,999	1	2	-50.0	5	2	150.0
1,000,000-1,099,999	1	1	0.0	2	4	-50.0
1,100,000-1,199,999	0	0	0.0	2	1	100.0
1,200,000-1,299,999	2	0	N/A	5	2	150.0
1,300,000-1,399,999	1	0	N/A	1	0	N/A
1,400,000-1,499,999	1	0	N/A	2	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	1	-100.0
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	1	0	N/A	1	0	N/A
2,000,000-2,249,999	2	0	N/A	2	0	N/A
2,250,000-2,499,999	0	0	0.0	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	1	0	N/A
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	276	304	-9.2	759	751	1.1

	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg
	0-99,999	1	1	0.0	2	3
100,000-149,999	4	0	N/A	13	16	-18.7
150,000-199,999	7	13	-46.2	16	40	-60.0
200,000-249,999	22	36	-38.9	51	111	-54.1
250,000-299,999	45	61	-26.2	132	163	-19.0
300,000-349,999	52	57	-8.8	142	169	-16.0
350,000-399,999	54	32	68.8	128	98	30.6
400,000-449,999	48	27	77.8	102	70	45.7
450,000-499,999	32	21	52.4	67	61	9.8
500,000-549,999	19	8	137.5	48	26	84.6
550,000-599,999	19	12	58.3	54	28	92.9
600,000-649,999	15	5	200.0	32	15	113.3
650,000-699,999	11	2	450.0	32	12	166.7
700,000-749,999	3	2	50.0	15	4	275.0
750,000-799,999	8	1	700.0	15	3	400.0
800,000-849,999	2	0	N/A	7	2	250.0
850,000-899,999	8	5	60.0	15	7	114.3
900,000-949,999	3	0	N/A	5	1	400.0
950,000-999,999	3	1	200.0	8	4	100.0
1,000,000-1,099,999	0	2	-100.0	2	4	-50.0
1,100,000-1,199,999	1	0	N/A	2	1	100.0
1,200,000-1,299,999	4	0	N/A	5	2	150.0
1,300,000-1,399,999	2	0	N/A	6	1	500.0
1,400,000-1,499,999	0	0	0.0	1	0	N/A
1,500,000-1,599,999	1	0	N/A	3	0	N/A
1,600,000-1,699,999	2	0	N/A	2	1	100.0
1,700,000-1,799,999	0	0	0.0	1	0	N/A
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	2	0	N/A
2,250,000-2,499,999	0	0	0.0	1	0	N/A
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	1	0	N/A	1	0	N/A
3,000,000-3,249,999	0	0	0.0	1	0	N/A
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	367	286	28.3	911	842	8.2

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	3	16		-81.2	0-99,999	0	2	-100.0	3
100,000-149,999	4	11	-63.6	21	36	-41.7	100,000-149,999	8	5	60.0	13	18	-27.8
150,000-199,999	10	35	-71.4	25	95	-73.7	150,000-199,999	4	17	-76.5	16	53	-69.8
200,000-249,999	24	67	-64.2	73	198	-63.1	200,000-249,999	26	41	-36.6	58	112	-48.2
250,000-299,999	29	70	-58.6	160	268	-40.3	250,000-299,999	44	67	-34.3	129	188	-31.4
300,000-349,999	26	94	-72.3	168	304	-44.7	300,000-349,999	42	79	-46.8	136	192	-29.2
350,000-399,999	31	90	-65.6	166	244	-32.0	350,000-399,999	60	50	20.0	141	138	2.2
400,000-449,999	26	57	-54.4	126	151	-16.6	400,000-449,999	48	45	6.7	100	90	11.1
450,000-499,999	30	51	-41.2	101	133	-24.1	450,000-499,999	42	34	23.5	83	78	6.4
500,000-549,999	17	48	-64.6	69	88	-21.6	500,000-549,999	23	20	15.0	57	51	11.8
550,000-599,999	17	42	-59.5	77	84	-8.3	550,000-599,999	21	21	0.0	55	45	22.2
600,000-649,999	17	27	-37.0	46	44	4.5	600,000-649,999	12	7	71.4	34	21	61.9
650,000-699,999	14	39	-64.1	46	62	-25.8	650,000-699,999	8	12	-33.3	24	31	-22.6
700,000-749,999	12	16	-25.0	30	26	15.4	700,000-749,999	5	6	-16.7	20	16	25.0
750,000-799,999	14	21	-33.3	31	32	-3.1	750,000-799,999	11	4	175.0	23	11	109.1
800,000-849,999	3	11	-72.7	11	16	-31.2	800,000-849,999	3	3	0.0	7	4	75.0
850,000-899,999	12	19	-36.8	26	30	-13.3	850,000-899,999	9	6	50.0	13	10	30.0
900,000-949,999	6	4	50.0	11	5	120.0	900,000-949,999	2	1	100.0	5	2	150.0
950,000-999,999	6	13	-53.8	13	22	-40.9	950,000-999,999	3	1	200.0	7	7	0.0
1,000,000-1,099,999	1	8	-87.5	4	13	-69.2	1,000,000-1,099,999	1	2	-50.0	1	5	-80.0
1,100,000-1,199,999	7	15	-53.3	14	18	-22.2	1,100,000-1,199,999	6	5	20.0	10	10	0.0
1,200,000-1,299,999	6	17	-64.7	13	22	-40.9	1,200,000-1,299,999	5	3	66.7	9	3	200.0
1,300,000-1,399,999	8	4	100.0	14	7	100.0	1,300,000-1,399,999	1	1	0.0	6	1	500.0
1,400,000-1,499,999	4	6	-33.3	6	7	-14.3	1,400,000-1,499,999	2	1	100.0	3	3	0.0
1,500,000-1,599,999	3	5	-40.0	5	8	-37.5	1,500,000-1,599,999	3	1	200.0	5	3	66.7
1,600,000-1,699,999	2	0	N/A	2	1	100.0	1,600,000-1,699,999	0	0	0.0	1	0	N/A
1,700,000-1,799,999	2	2	0.0	3	3	0.0	1,700,000-1,799,999	0	1	-100.0	0	1	-100.0
1,800,000-1,899,999	0	3	-100.0	0	3	-100.0	1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	3	-100.0	0	3	-100.0	1,900,000-1,999,999	0	0	0.0	0	1	-100.0
2,000,000-2,249,999	1	2	-50.0	4	3	33.3	2,000,000-2,249,999	0	0	0.0	2	1	100.0
2,250,000-2,499,999	3	3	0.0	5	4	25.0	2,250,000-2,499,999	2	0	N/A	3	2	50.0
2,500,000-2,749,999	0	3	-100.0	1	6	-83.3	2,500,000-2,749,999	0	1	-100.0	0	2	-100.0
2,750,000-2,999,999	2	1	100.0	2	1	100.0	2,750,000-2,999,999	0	0	0.0	1	0	N/A
3,000,000-3,249,999	2	4	-50.0	3	4	-25.0	3,000,000-3,249,999	0	0	0.0	0	2	-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	1	0	N/A	1	1	0.0	4,000,000-4,249,999	0	0	0.0	1	0	N/A
4,250,000-4,499,999	1	2	-50.0	2	2	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	4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	1	-100.0	1	1	0.0	4,750,000-4,999,999	0	0	0.0	0	1	-100.0
5,000,000+	1	5	-80.0	1	7	-85.7	5,000,000+	0	0	0.0	0	0	0.0
Totals	343	810	-57.7	1285	1970	-34.8	Totals	391	436	-10.3	967	1107	-12.6

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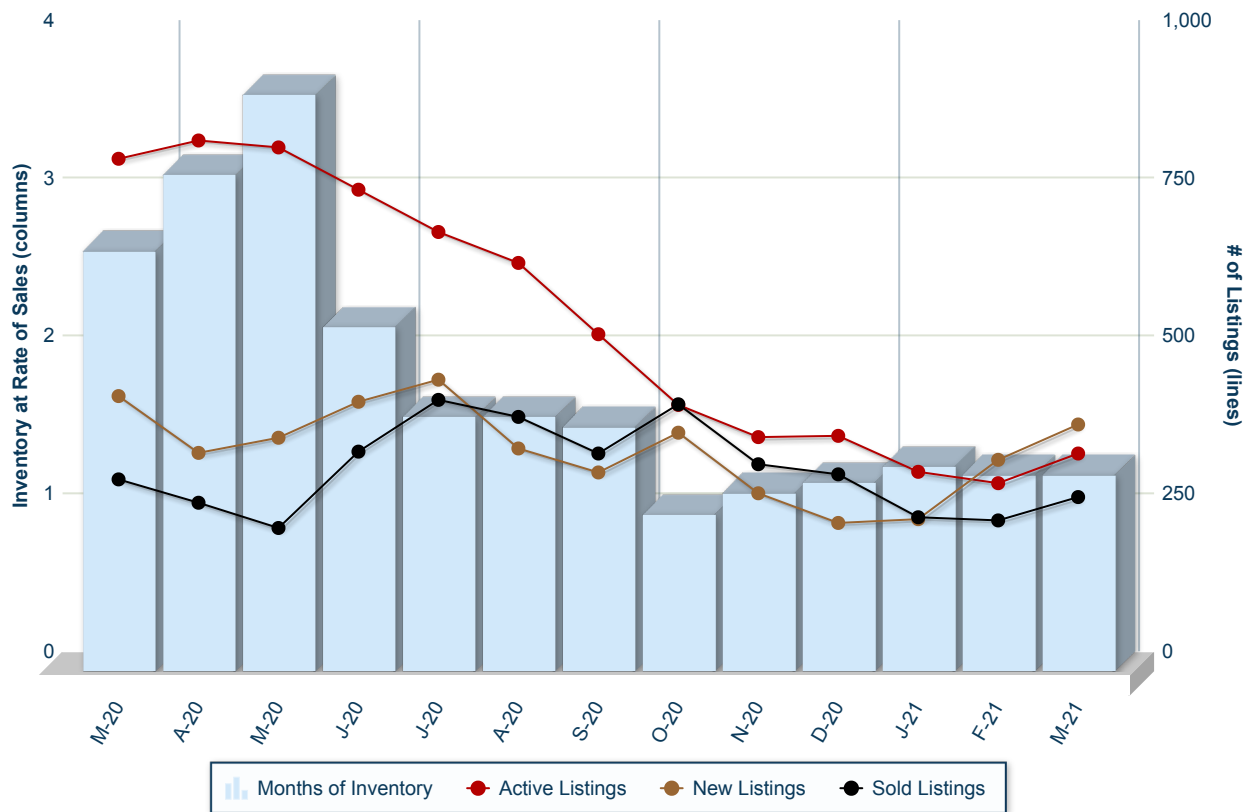
Jackson Co Year Over Year Comparison

Activity between 3/1/2021 and 3/31/2021

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	8	2	-75	0	1	+	1	1	0	4	3	-25	2,244,000	2,565,000	+14	561,000	855,000	+52	502,500	750,000	+49	98	96	-2
Ashland	214	135	-36	63	66	+4	24	43	+79	32	36	+12	15,746,400	21,037,400	+33	492,075	584,372	+18	440,750	538,000	+22	98	98	0
Central Point	121	73	-39	46	49	+6	33	50	+51	38	37	-2	13,204,061	15,145,908	+14	347,475	409,348	+17	315,000	355,000	+12	98	98	0
Eagle Point	100	67	-33	34	43	+26	25	36	+44	27	18	-33	9,445,600	11,310,495	+19	349,837	628,360	+79	335,000	438,000	+30	98	93	-5
Gold Hill	41	22	-46	6	15	+150	5	12	+140	9	12	+33	3,302,000	5,700,100	+72	366,888	475,008	+29	370,000	427,500	+15	98	101	+3
Jacksonville	78	42	-46	21	15	-28	13	18	+38	9	17	+88	4,373,500	9,323,895	+113	485,944	548,464	+12	517,500	555,000	+7	98	100	+2
Medford	428	229	-46	196	137	-30	137	142	+3	142	111	-21	47,586,384	48,070,183	+1	335,115	433,064	+29	324,500	384,721	+18	99	100	+1
Phoenix	21	12	-42	7	5	-28	5	7	+40	3	2	-33	887,000	704,900	-20	295,666	352,450	+19	285,000	352,450	+23	98	98	0
Rogue River	44	26	-40	14	12	-14	8	14	+75	9	8	-11	3,283,250	3,676,500	+11	364,805	459,562	+25	350,000	465,000	+32	97	100	+3
Shady Cove	27	14	-48	5	9	+80	6	5	-16	2	4	+100	515,000	1,541,500	+199	257,500	385,375	+49	257,500	372,250	+44	97	101	+4
Talent	48	18	-62	15	11	-26	5	12	+140	12	8	-33	4,534,500	2,871,000	-36	377,875	358,875	-5	369,000	348,250	-	96	100	+4
White City	54	28	-48	21	17	-19	22	20	-9	14	15	+7	3,706,600	4,195,800	+13	264,757	279,720	+5	255,500	275,000	+7	97	100	+3
Totals	1184	668	-44	428	380	-11	284	360	+27	301	271	-10	108,828,295	126,142,681	+16	361,556	465,471	+29	332,933	409,000	+23	99	99	0
Grand Totals	1,184	668	-44	428	380	-11	284	360	+27	301	271	-10	108,828,295	126,142,681	+16	361,556	465,471	+29	332,933	409,000	+23	99	99	0

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Jackson Co Inventory March 2020-21



	Active Listings	New Listings	Sold Listings	Months Inventory
Mar - 2021	345	391	276	1.25
Feb - 2021	298	335	239	1.25
Jan - 2021	316	241	244	1.30
Dec - 2020	373	235	312	1.20
Nov - 2020	371	282	328	1.13
Oct - 2020	422	378	423	1.00
Sep - 2020	534	315	345	1.55
Aug - 2020	647	353	403	1.61
Jul - 2020	696	462	430	1.62
Jun - 2020	763	427	348	2.19
May - 2020	830	370	227	3.66
Apr - 2020	841	346	267	3.15
Mar - 2020	812	436	304	2.67

Keybox Activity Report



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

Keybox Accesses	Mar 20	Mar 21	Change
	7584	6407	-15.5%

