REAL Value

Southern OREGON Multiple Listing Service

Jackson County Residental Market Trends

February 2020

Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

- Pending Sales 2
- New Listings 3
- Average Days on Market 4
- Original List Price vs Selling Price 5
- Available Homes per Buyer 6
- Months Supply of Inventory 7
- Housing Affordability Index 8

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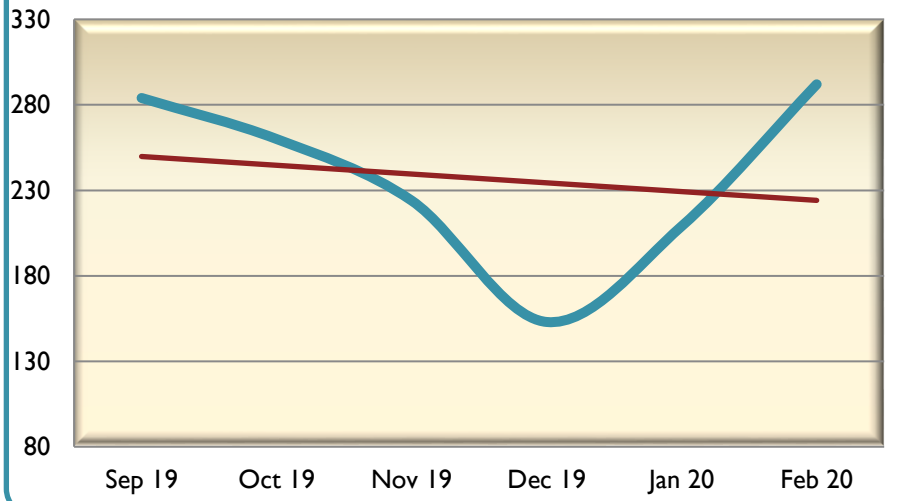
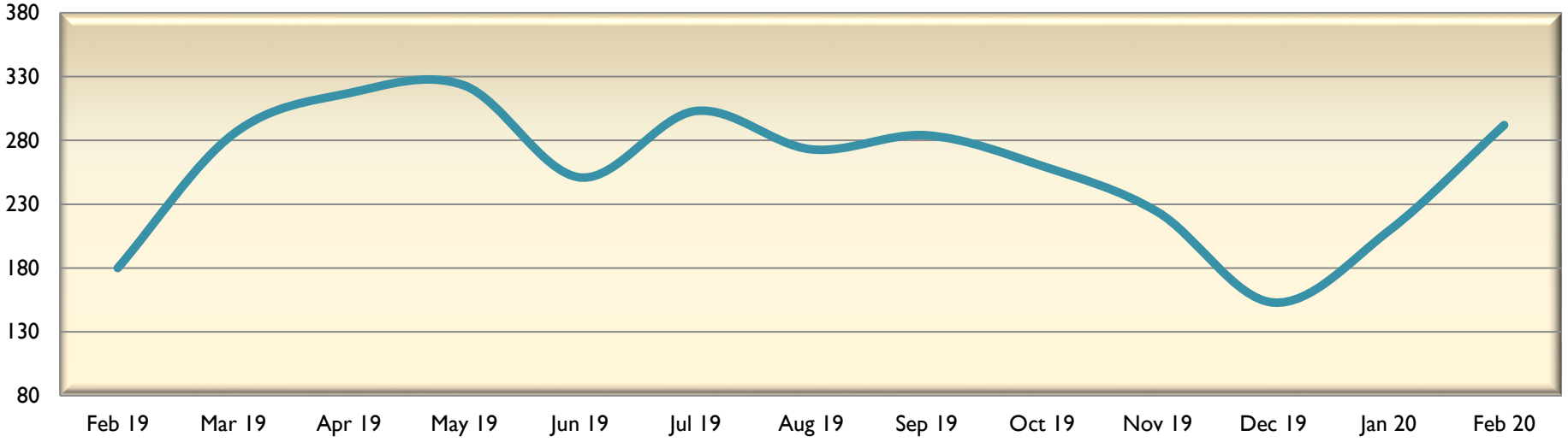
Pending Sales

Area	Feb 19	Feb 20	Change
Ashland	18	30	66.7%
Talent	3	10	233.3%
Phoenix	6	5	-16.7%
Jacksonville	6	15	150.0%
Northwest Medford	8	9	12.5%
West Medford	16	22	37.5%
Southwest Medford	11	23	109.1%
East Medford	52	88	69.2%
Central Point	16	33	106.3%
White City	11	15	36.4%
Eagle Point	16	21	31.3%
Shady Cove / Trail	5	6	20.0%
Gold Hill & Rogue River	12	15	25.0%
COUNTY TOTALS	**180**	**292**	**62.2%**

Six Month Trend



Yearly Snapshot: Pending Sales



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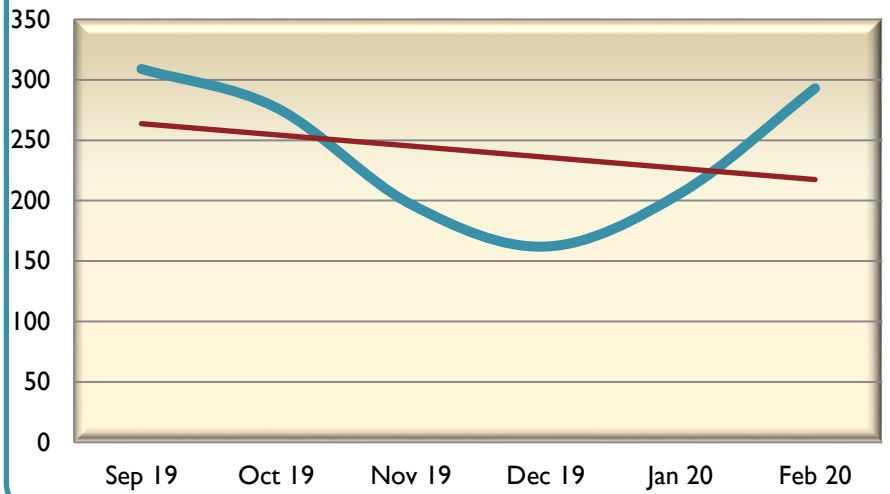
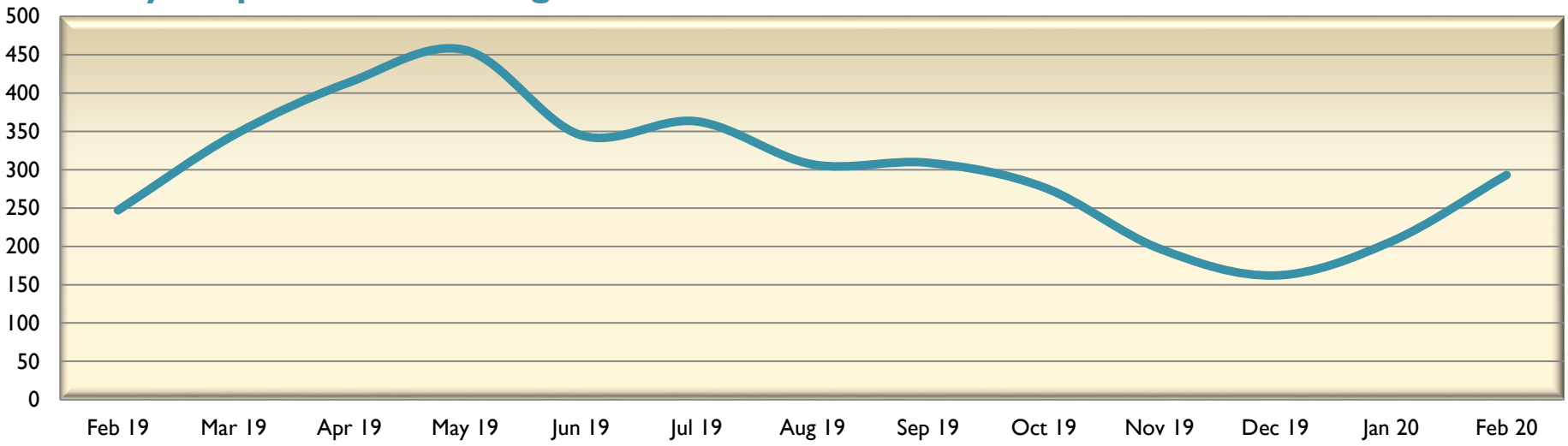
New Listings

Area	Feb 19	Feb 20	Change
Ashland	36	46	27.8%
Talent	9	7	-22.2%
Phoenix	7	8	14.3%
Jacksonville	10	13	30.0%
Northwest Medford	6	6	0.0%
West Medford	24	18	-25.0%
Southwest Medford	7	17	142.9%
East Medford	69	83	20.3%
Central Point	20	43	115.0%
White City	15	16	6.7%
Eagle Point	22	17	-22.7%
Shady Cove / Trail	8	7	-12.5%
Gold Hill & Rogue River	14	12	-14.3%
COUNTY TOTALS	**247**	**293**	**18.6%**

Six Month Trend



Yearly Snapshot: New Listings



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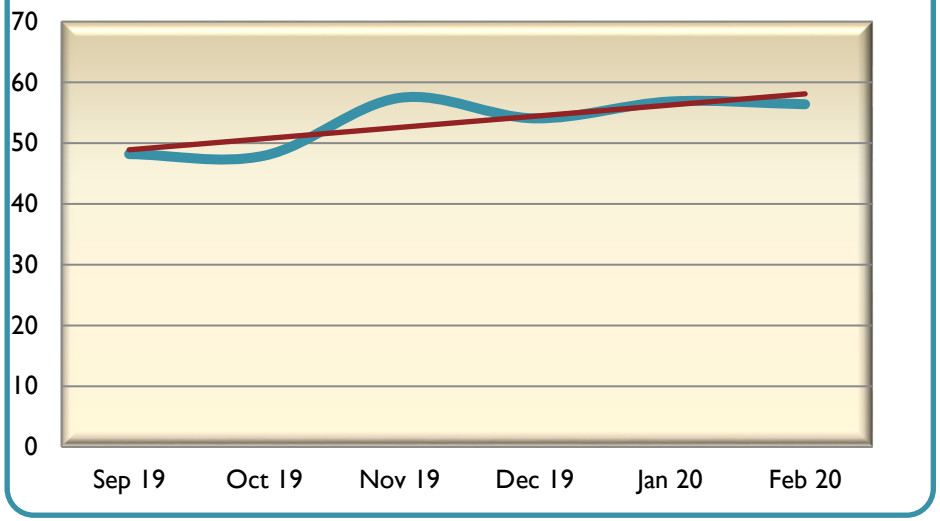
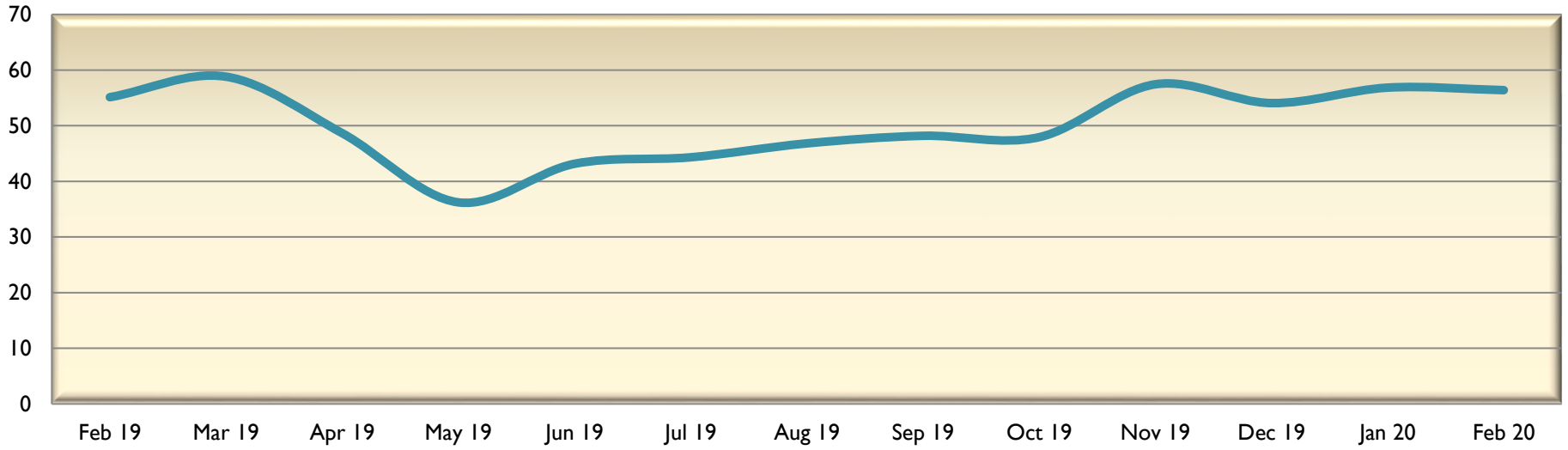
Average Days on Market

Area	Feb 19	Feb 20	Change
Ashland	66	121	83.3%
Talent	38	52	36.8%
Phoenix	15	146	873.3%
Jacksonville	32	66	106.3%
Northwest Medford	49	39	-20.4%
West Medford	38	52	36.8%
Southwest Medford	57	39	-31.6%
East Medford	59	45	-23.7%
Central Point	37	26	-29.7%
White City	49	14	-71.4%
Eagle Point	75	89	18.7%
Shady Cove / Trail	58	70	20.7%
Gold Hill & Rogue River	69	67	-2.9%
COUNTY TOTALS	**55**	**56**	**1.8%**

Six Month Trend



Yearly Snapshot: Average Days on Market



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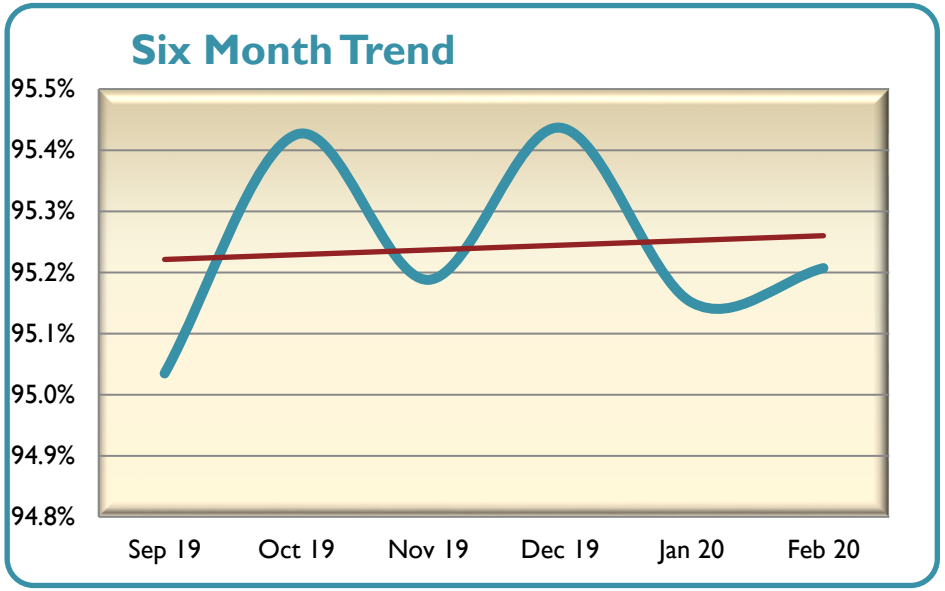
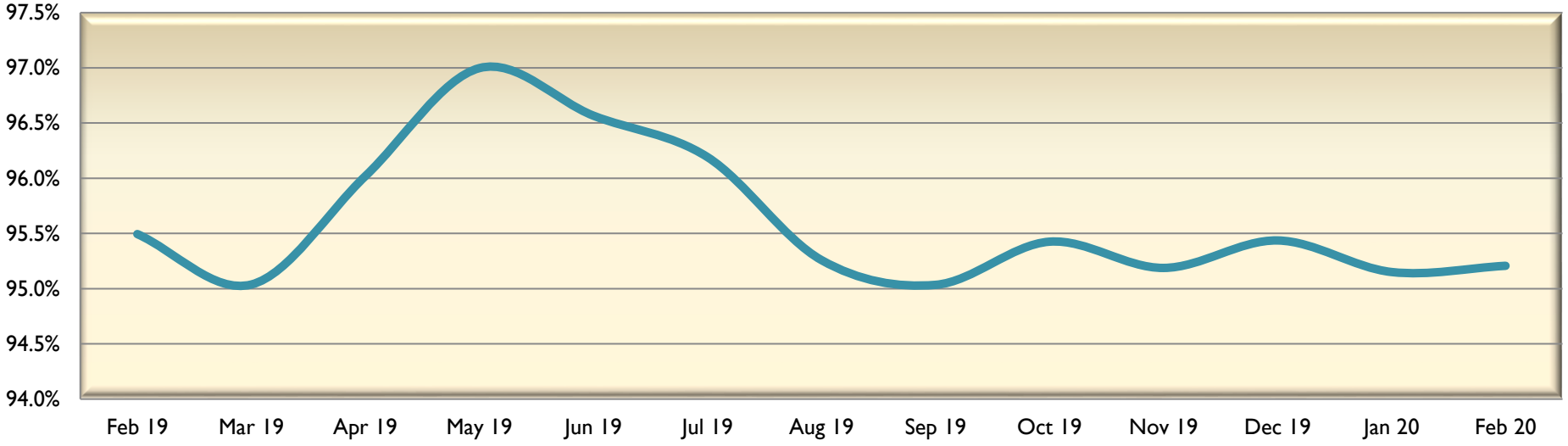
Original List Price vs Selling Price

Area	Feb 19	Feb 20	Change
Ashland	94.8%	91.7%	-3.3%
Talent	96.0%	96.7%	0.7%
Phoenix	100.0%	90.2%	-9.8%
Jacksonville	112.0%	92.0%	-17.8%
Northwest Medford	95.3%	99.5%	4.4%
West Medford	100.5%	96.1%	-4.4%
Southwest Medford	90.1%	99.8%	10.7%
East Medford	95.0%	96.0%	1.1%
Central Point	95.9%	96.5%	0.6%
White City	99.1%	98.8%	-0.3%
Eagle Point	96.0%	91.8%	-4.5%
Shady Cove / Trail	93.5%	98.9%	5.7%
Gold Hill & Rogue River	97.5%	94.6%	-3.0%
COUNTY TOTALS	**95.5%**	**95.2%**	**-0.3%**



Yearly Snapshot: Original List Price vs Selling Price



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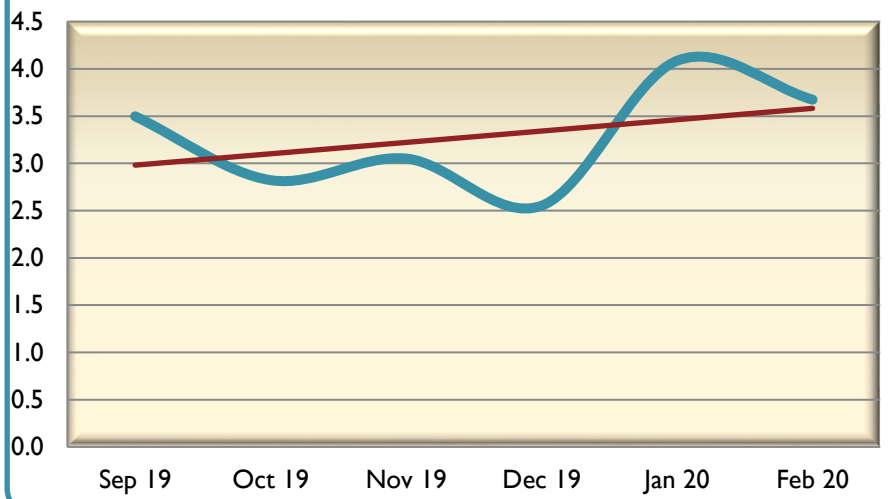
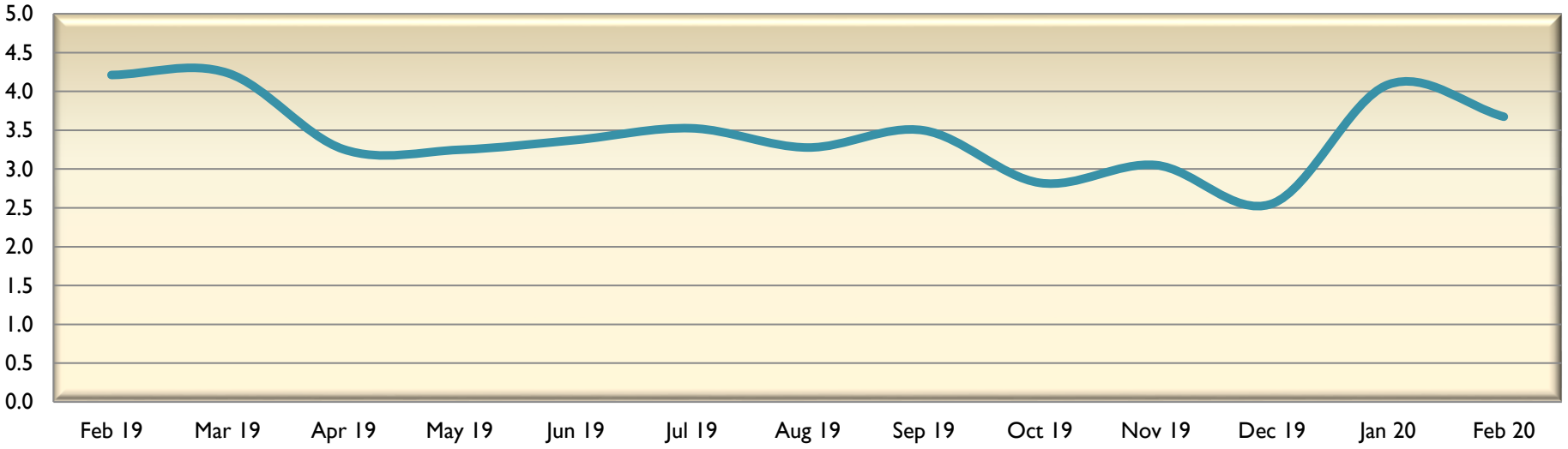
Available Homes per Buyer

Area	Feb 19	Feb 20	Change
Ashland	5.7	4.0	-29.8%
Talent	7.3	3.0	-58.6%
Phoenix	6.0	8.5	41.7%
Jacksonville	16.5	6.6	-60.0%
Northwest Medford	2.4	1.9	-23.3%
West Medford	5.6	4.2	-25.7%
Southwest Medford	3.4	2.5	-26.7%
East Medford	3.7	3.4	-7.3%
Central Point	3.3	3.7	9.5%
White City	2.8	3.1	12.7%
Eagle Point	3.4	4.6	33.8%
Shady Cove / Trail	4.1	3.8	-7.5%
Gold Hill & Rogue River	5.8	5.0	-14.3%
COUNTY TOTALS	**4.2**	**3.7**	**-12.8%**

Six Month Trend



Yearly Snapshot: Available Homes per Buyer



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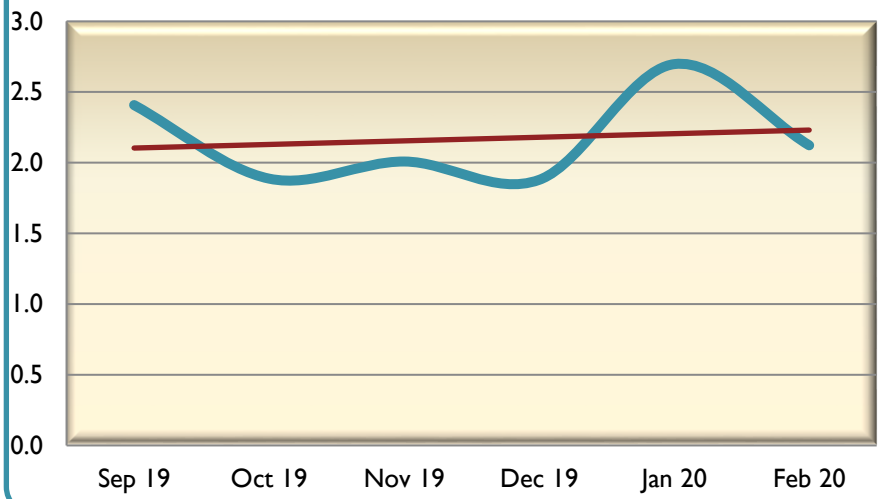
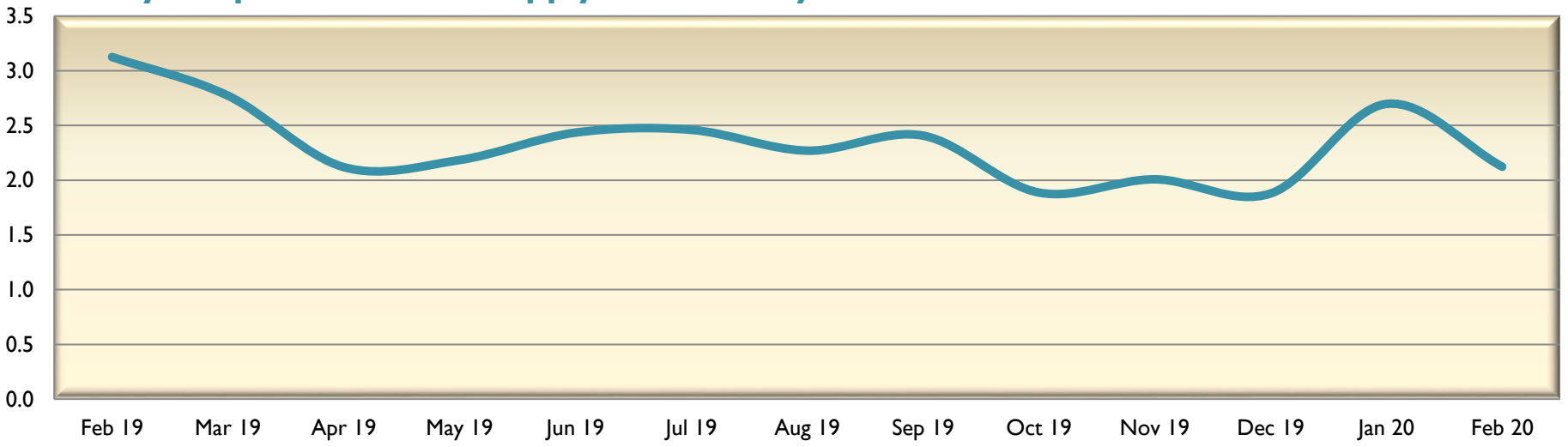
Months Supply of Inventory

Area	Feb 19	Feb 20	Change
Ashland	4.8	3.0	-37.8%
Talent	6.3	1.6	-74.9%
Phoenix	4.5	6.5	44.4%
Jacksonville	13.0	3.4	-73.8%
Northwest Medford	1.6	0.8	-51.8%
West Medford	3.5	2.1	-40.3%
Southwest Medford	2.1	0.9	-55.4%
East Medford	2.7	1.9	-30.1%
Central Point	2.4	2.0	-18.1%
White City	1.4	1.6	16.4%
Eagle Point	2.5	2.3	-8.0%
Shady Cove / Trail	3.4	2.8	-17.4%
Gold Hill & Rogue River	4.0	3.0	-25.0%
COUNTY TOTALS	**3.1**	**2.1**	**-32.1%**

Six Month Trend



Yearly Snapshot: Months Supply of Inventory



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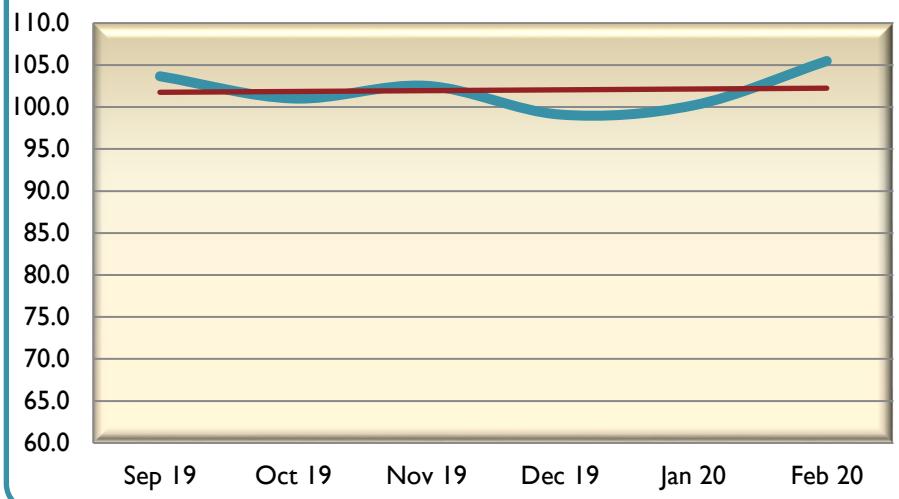
Housing Affordability Index

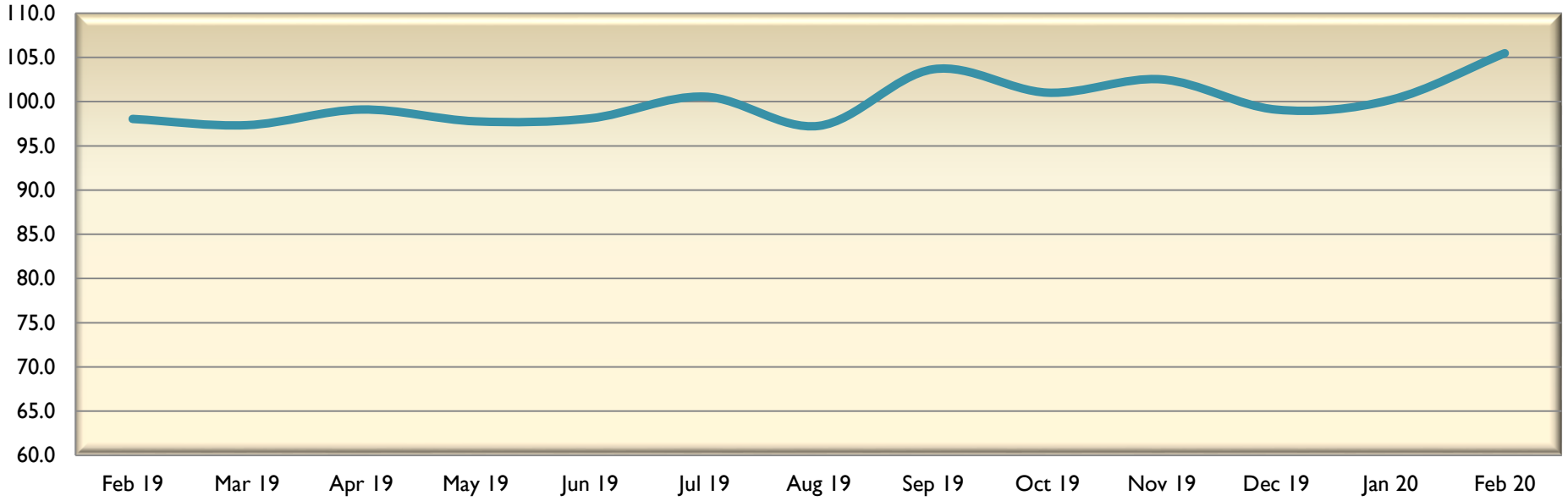
	Feb 19	Feb 20	Change
Jackson County	98.0	105.5	7.6%

The Housing Affordability Index (HAI) measures the ability of a family with median income to afford monthly mortgage payments on a median priced home. The HAI is calculated using the most recent census data for the area and average interest rates reported by Freddie Mac. Index values under 100 indicate less affordability, while values over 100 show increased affordability.

Six Month Trend



Yearly Snapshot: Housing Affordability Index



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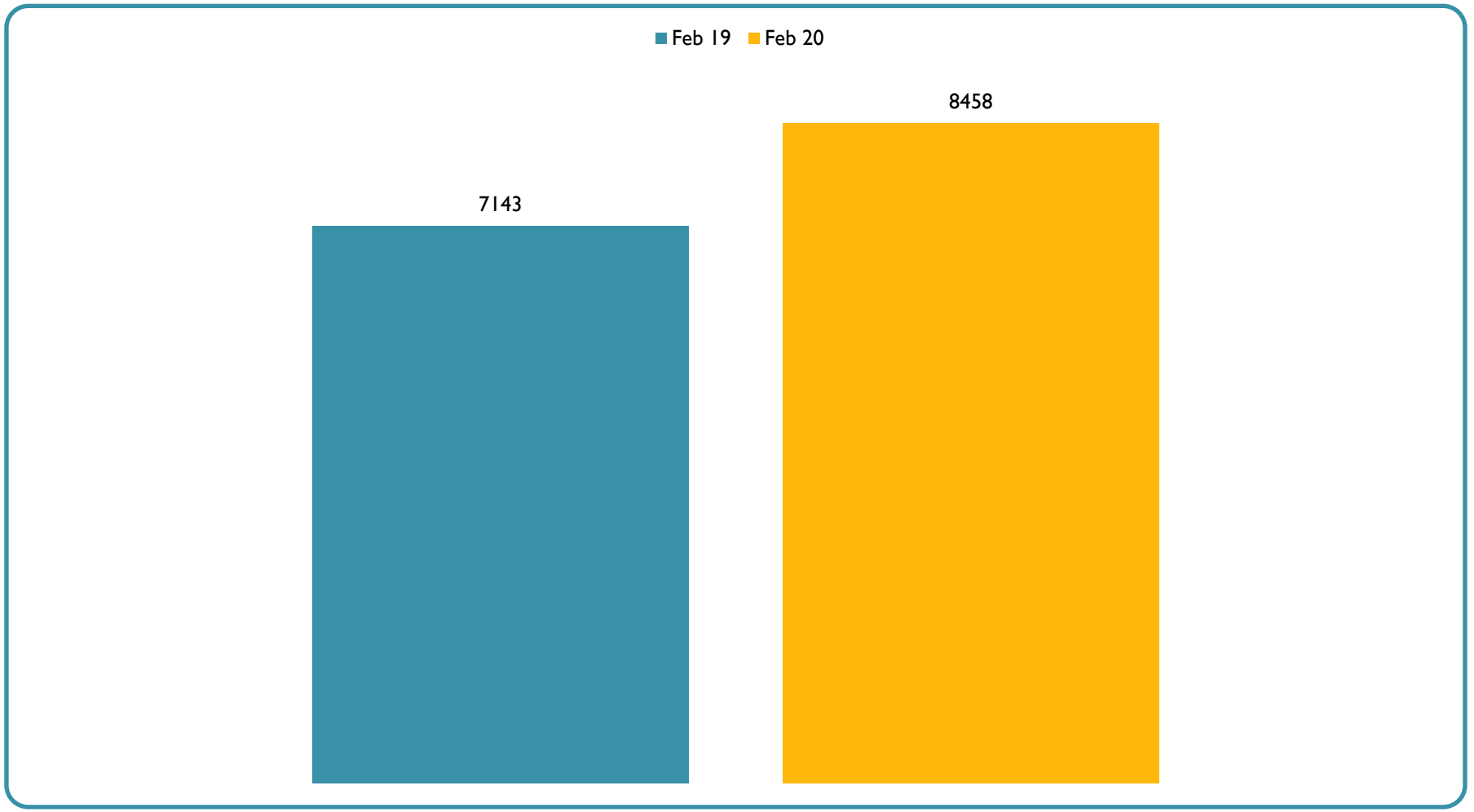
Keybox Activity Report

	Feb 19	Feb 20	Change
Keybox Accesses	7143	8458	18.4%



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Southern OREGON Multiple Listing Service

Jackson County Residential Statistics

We Know Southern Oregon

JACKSON CO EXISTING HOME SALES - December 1, 2019 through February 29, 2020											
AREA	ACTIVITY Dec 1 - Feb 29		DAYS ON MKT Dec 1 - Feb 29		PRICING						
					Dec 1 - Feb 29					Feb 2019 vs Feb 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median $ 2015	Median $ 2019	Median $ 2020	5-year % Change	1-year % Change	Median $	Median $
Ashland	65	74	90	65	$320,000	$423,000	$409,275	27.9%	-3.2%	$487,500	$410,750
Talent	14	17	65	51	$220,000	$298,500	$298,500	35.7%	0.0%	$284,950	$312,000
Phoenix	11	16	36	70	$236,650	$285,000	$275,000	16.2%	-3.5%	$319,450	N/A
Jacksonville	10	20	42	88	$398,500	$514,988	$430,000	7.9%	-16.5%	N/A	N/A
Northwest Medford	18	15	32	40	$148,000	$252,400	$264,500	78.7%	4.8%	$252,400	$256,000
West Medford	37	28	41	51	$123,500	$200,000	$229,000	85.4%	14.5%	$244,000	$220,000
Southwest Medford	24	40	34	30	$204,000	$260,000	$288,500	41.4%	11.0%	$240,000	$286,000
East Medford	165	156	51	54	$225,000	$300,000	$297,750	32.3%	-0.7%	$293,500	$275,000
Central Point	67	78	37	35	$177,950	$265,000	$302,750	70.1%	14.2%	$242,500	$301,000
White City	25	23	40	16	$146,000	$230,000	$234,000	60.3%	1.7%	$235,000	$245,000
Eagle Point	27	35	58	42	$240,000	$263,000	$295,000	22.9%	12.2%	$238,250	$310,000
Shady Cove / Trail	11	4	52	66	$177,445	$268,000	$314,950	77.5%	17.5%	$291,500	N/A
Gold Hill & Rogue River	18	12	62	39	$150,250	$223,250	$247,500	64.7%	10.9%	$243,000	N/A
URBAN TOTALS	**492**	**518**	**52**	**49**	**$209,000**	**$277,750**	**$300,000**	**43.5%**	**8.0%**	**$277,500**	**$298,000**

JACKSON CO NEW HOME SALES - December 1, 2019 through February 29, 2020											
AREA	ACTIVITY Dec 1 - Feb 29		DAYS ON MKT Dec 1 - Feb 29		PRICING						
					Dec 1 - Feb 29					Feb 2019 vs Feb 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median $ 2015	Median $ 2019	Median $ 2020	5-year % Change	1-year % Change	Median $	Median $
Ashland	4	5	138	67	N/A	$644,033	$450,000	N/A	-30.1%	N/A	N/A
Talent	3	2	93	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	3	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	6	N/A	105	$249,497	N/A	$245,500	-1.6%	N/A	N/A	N/A
West Medford	3	2	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	9	9	135	63	$228,450	$325,000	$359,900	57.5%	10.7%	$329,950	N/A
East Medford	26	25	11	74	$332,950	$357,603	$363,000	9.0%	1.5%	$351,013	$354,900
Central Point	6	4	0	106	$229,950	$341,105	$396,858	72.6%	16.3%	N/A	N/A
White City	3	9	49	49	$191,513	N/A	$250,000	30.5%	N/A	N/A	$259,900
Eagle Point	6	9	78	95	N/A	$345,000	$319,900	N/A	-7.3%	N/A	N/A
Shady Cove / Trail	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	0	N/A	N/A	$185,575	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	**65**	**72**	**51**	**74**	**$268,000**	**$343,305**	**$343,700**	**28.2%**	**0.1%**	**$335,125**	**$354,900**

JACKSON CO RURAL HOME SALES - December 1, 2019 through February 29, 2020											
ACREAGE	ACTIVITY Dec 1 - Feb 29		DAYS ON MKT Dec 1 - Feb 29		PRICING						
					Dec 1 - Feb 29					Feb 2019 vs Feb 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	37	46	71	86	$276,000	$325,000	$360,500	30.6%	10.9%	$305,000	$323,000
5 - 10 Acres	33	33	137	120	$346,850	$394,000	$420,000	21.1%	6.6%	$357,000	$355,000
Over 10 Acres	15	30	120	211	$418,500	$423,000	$635,000	51.7%	50.1%	$370,750	$795,000
RURAL TOTALS	**85**	**108**	**105**	**131**	**$315,000**	**$369,000**	**$402,000**	**27.6%**	**8.9%**	**$355,000**	**$495,000**

ALL HOMES ON MARKET (includes rural)			
Area	Active 02/28/19	Active 02/29/20	% Change
Ashland	187	141	-24.6%
Talent	33	30	-9.1%
Phoenix	33	21	-36.4%
Jacksonville	57	36	-36.8%
Northwest Medford	14	6	-57.1%
West Medford	30	26	-13.3%
Southwest Medford	50	30	-40.0%
East Medford	199	128	-35.7%
Central Point	77	52	-32.5%
White City	16	23	43.8%
Eagle Point	82	47	-42.7%
Shady Cove / Trail	37	34	-8.1%
Gold Hill & Rogue River	89	69	-22.5%
Other Areas	80	75	-6.3%
COUNTY TOTALS	**984**	**718**	**-27.0%**

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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Southern OREGON Multiple Listing Service

Jackson County Residential Statistics

We Know Southern Oregon

JACKSON CO EXISTING HOME SALES: DISTRESSED - December 1, 2019 through February 29, 2020									
AREA	ACTIVITY Dec 1 - Feb 29		DAYS ON MKT Dec 1 - Feb 29		PRICING				
					Dec 1 - Feb 29			Feb 2019 vs Feb 2020	
	# Sold 2019	# Sold 2020	Average 2019	Average 2020	Median $ 2019	Median $ 2020	1-year % Change	Median $	Median $
Ashland	1	2	N/A	N/A	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	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	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	5	1	33	N/A	$185,000	N/A	N/A	N/A	N/A
Southwest Medford	4	0	30	N/A	$188,950	N/A	N/A	N/A	N/A
East Medford	3	6	111	26	N/A	$379,550	N/A	N/A	$328,950
Central Point	5	2	69	N/A	$187,000	N/A	N/A	$184,450	N/A
White City	3	0	57	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	**26**	**16**	**71**	**32**	**$186,000**	**$264,000**	**41.9%**	**$218,500**	**$264,000**

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2019 through February 29, 2020																
AREA	CLOSED TRANSACTIONS Dec 1 - Feb 29							AVERAGE DAYS ON MARKET Dec 1 - Feb 29				MEDIAN PRICING Dec 1 - Feb 29			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	72	97.3%	2	2.7%	0	0.0%	**74**	66	N/A	N/A	**65**	$404,275	N/A	N/A	**$409,275**
Talent	17	100.0%	0	0.0%	0	0.0%	**17**	51	N/A	N/A	**51**	$298,500	N/A	N/A	**$298,500**
Phoenix	15	93.8%	0	0.0%	1	6.3%	**16**	64	N/A	N/A	**70**	$275,000	N/A	N/A	**$275,000**
Jacksonville	20	100.0%	0	0.0%	0	0.0%	**20**	88	N/A	N/A	**88**	$430,000	N/A	N/A	**$430,000**
Northwest Medford	14	93.3%	1	6.7%	0	0.0%	**15**	40	N/A	N/A	**40**	$266,750	N/A	N/A	**$264,500**
West Medford	27	96.4%	1	3.6%	0	0.0%	**28**	52	N/A	N/A	**51**	$229,000	N/A	N/A	**$229,000**
Southwest Medford	40	100.0%	0	0.0%	0	0.0%	**40**	30	N/A	N/A	**30**	$288,500	N/A	N/A	**$288,500**
East Medford	150	96.2%	5	3.2%	1	0.6%	**156**	55	26	N/A	**54**	$296,000	$359,200	N/A	**$297,750**
Central Point	76	97.4%	2	2.6%	0	0.0%	**78**	36	N/A	N/A	**35**	$302,750	N/A	N/A	**$302,750**
White City	23	100.0%	0	0.0%	0	0.0%	**23**	16	N/A	N/A	**16**	$234,000	N/A	N/A	**$234,000**
Eagle Point	33	94.3%	2	5.7%	0	0.0%	**35**	44	N/A	N/A	**42**	$295,000	N/A	N/A	**$295,000**
Shady Cove / Trail	4	100.0%	0	0.0%	0	0.0%	**4**	66	N/A	N/A	**66**	$314,950	N/A	N/A	**$314,950**
Gold Hill & Rogue River	11	91.7%	1	8.3%	0	0.0%	**12**	42	N/A	N/A	**39**	$260,000	N/A	N/A	**$247,500**
URBAN TOTALS	**502**	**96.9%**	**14**	**2.7%**	**2**	**0.4%**	**518**	**50**	**24**	**N/A**	**49**	**$300,000**	**$239,500**	**N/A**	**$300,000**

ALL HOMES ON MARKET (including rural) - 02/29/20							
AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	140	99.3%	1	0.7%	0	0.0%	**141**
Talent	30	100.0%	0	0.0%	0	0.0%	**30**
Phoenix	20	95.2%	1	4.8%	0	0.0%	**21**
Jacksonville	36	100.0%	0	0.0%	0	0.0%	**36**
Northwest Medford	6	100.0%	0	0.0%	0	0.0%	**6**
West Medford	25	96.2%	1	3.8%	0	0.0%	**26**
Southwest Medford	29	96.7%	1	3.3%	0	0.0%	**30**
East Medford	123	96.1%	5	3.9%	0	0.0%	**128**
Central Point	50	96.2%	2	3.8%	0	0.0%	**52**
White City	22	95.7%	0	0.0%	1	4.3%	**23**
Eagle Point	47	100.0%	0	0.0%	0	0.0%	**47**
Shady Cove / Trail	32	94.1%	2	5.9%	0	0.0%	**34**
Gold Hill & Rogue River	69	100.0%	0	0.0%	0	0.0%	**69**
Other Areas	75	100.0%	0	0.0%	0	0.0%	**75**
COUNTY TOTALS	**704**	**98.1%**	**13**	**1.8%**	**1**	**0.1%**	**718**

REO/Short sales and inventories are not foreclosure rates.

"Normal" 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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