Jackson County Residential Statistics as of September 30, 2026

JACKSON CO EXISTING HOMES - July 1, 2026 through September 30, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY Jul 1 - Sep 30		CUMULATIVE DOM Jul 1 - Sep 30		PRICING Jul 1 - Sep 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Ashland	90	100	30	21	$615,000	$547,750	$552,000	-10.2%	0.8%
Talent	14	14	25	22	$457,500	$395,750	$377,450	-17.5%	-4.6%
Phoenix	12	12	31	21	$407,500	$385,250	$445,500	9.3%	15.6%
Jacksonville	19	17	71	20	$685,000	$606,700	$693,000	1.2%	14.2%
Medford (97501)	83	66	16	27	$354,000	$370,000	$365,000	3.1%	-1.4%
Medford (97504)	179	179	21	27	$425,013	$435,000	$461,295	8.5%	6.0%
Central Point	71	59	42	24	$377,500	$367,348	$398,500	5.6%	8.5%
White City	19	28	21	25	$335,000	$340,000	$327,350	-2.3%	-3.7%
Eagle Point	50	44	37	28	$515,000	$430,000	$447,500	-13.1%	4.1%
Shady Cove	20	9	70	23	$407,000	$375,750	$412,000	1.2%	9.6%
Gold Hill & Rogue River	16	19	20	27	$410,000	$302,500	$331,000	-19.3%	9.4%
TOTALS	**575**	**550**	**28**	**25**	**$410,000**	**$415,000**	**$429,500**	**4.8%**	**3.5%**

JACKSON CO NEW CONSTRUCTION - July 1, 2026 through September 30, 2026									
URBAN GROWTH BOUNDARY	ACTIVITY Jul 1 - Sep 30		CUMULATIVE DOM Jul 1 - Sep 30		PRICING Jul 1 - Sep 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Ashland	6	2	99	N/A	N/A	$861,512	N/A	N/A	N/A
Talent	1	6	N/A	266	N/A	N/A	$355,000	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
Medford (97501)	10	12	78	64	$404,995	$254,500	$334,250	-17.5%	31.3%
Medford (97504)	26	13	78	62	$518,473	$544,445	$603,035	16.3%	10.8%
Central Point	3	1	161	N/A	N/A	N/A	N/A	N/A	N/A
White City	10	3	62	63	$359,900	$384,500	N/A	N/A	N/A
Eagle Point	4	6	104	209	N/A	$551,980	$502,860	N/A	-8.9%
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
TOTALS	**70**	**64**	**75**	**88**	**$480,000**	**$462,498**	**$447,725**	**-6.7%**	**-3.2%**

JACKSON CO RURAL HOMES - July 1, 2026 through September 30, 2026									
ACREAGE	ACTIVITY Jul 1 - Sep 30		CUMULATIVE DOM Jul 1 - Sep 30		PRICING Jul 1 - Sep 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Under 5 Acres	87	66	35	48	$514,000	$590,000	$592,000	15.2%	0.3%
5 - 10 Acres	20	40	55	35	$655,000	$595,000	$692,000	5.6%	16.3%
Over 10 Acres	23	31	56	81	$820,000	$750,000	$799,000	-2.6%	6.5%
TOTALS	**130**	**137**	**40**	**42**	**$625,000**	**$627,500**	**$667,000**	**6.7%**	**6.3%**

JACKSON CO IN PARK MOBILE HOMES - July 1, 2026 through September 30, 2026									
STYLE	ACTIVITY Jul 1 - Sep 30		CUMULATIVE DOM Jul 1 - Sep 30		PRICING Jul 1 - Sep 30				
	Sold 2025	Sold 2026	Median 2025	Median 2026	Median 2024	Median 2025	Median 2026	2-year Change	1-year Change
Single Wide	19	17	45	54	$48,500	$64,750	$40,000	-17.5%	-38.2%
Double Wide	47	68	32	54	$141,900	$120,000	$105,000	-26.0%	-12.5%
TOTALS	**66**	**85**	**44**	**54**	**$127,600**	**$111,250**	**$90,000**	**-29.5%**	**-19.1%**

RESIDENTIAL INVENTORY			
COMMUNITY	Active 09/30/25	Active 09/30/26	Change
Ashland	110	120	9.1%
Talent	15	19	26.7%
Phoenix	14	9	-35.7%
Jacksonville	20	19	-5.0%
Medford (97501)	80	101	26.3%
Medford (97504)	147	208	41.5%
Central Point	46	51	10.9%
White City	25	39	56.0%
Eagle Point	61	59	-3.3%
Shady Cove	17	28	64.7%
Gold Hill & Rogue River	14	26	85.7%
Rural	305	306	0.3%
TOTALS	**854**	**985**	**15.3%**

Existing and New Construction statistics include Single Family Residential, Townhomes, and Condominiums within Urban Growth Boundaries. In Park Mobile Homes are considered personal property and do not include land.

Median prices reflect broad market trends and are not a measure of value for individual properties.

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