



# SOUTHERN OREGON

## MULTIPLE LISTING SERVICE

EXISTING HOME SALES - January 1, 2009 through December 31, 2009									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 1 - Dec 31				
	# Sold 2008	# Sold 2009	Average 2008	Average 2009	Median \$ 2004	Median \$ 2008	Median \$ 2009	5-year % Change	1-year % Change
Ashland	199	240	140	118	\$405,000	\$375,000	\$328,125	-19.0%	-12.5%
Talent	42	62	107	101	\$278,950	\$248,625	\$202,500	-27.4%	-18.6%
Phoenix	38	42	128	90	\$238,200	\$219,950	\$176,000	-26.1%	-20.0%
Jacksonville	32	43	130	105	\$399,000	\$398,750	\$288,000	-27.8%	-27.8%
West Medford	227	354	82	81	\$214,950	\$175,000	\$134,000	-37.7%	-23.4%
East Medford	375	495	105	99	\$279,000	\$234,900	\$205,950	-26.2%	-12.3%
Central Point	197	239	113	87	\$242,000	\$208,000	\$170,000	-29.8%	-18.3%
White City	66	114	58	83	\$194,600	\$153,450	\$135,750	-30.2%	-11.5%
Eagle Point	112	150	105	82	\$249,900	\$239,500	\$191,950	-23.2%	-19.9%
Shady Cove / Trall	21	25	146	124	\$214,000	\$207,500	\$190,000	-11.2%	-8.4%
Gold Hill & Rogue River	27	44	97	103	\$222,450	\$175,000	\$159,500	-28.3%	-8.9%
<b>COUNTY TOTALS</b>	<b>1336</b>	<b>1809</b>	<b>107</b>	<b>95</b>	<b>\$257,000</b>	<b>\$225,000</b>	<b>\$186,000</b>	<b>-27.6%</b>	<b>-17.3%</b>

NEW HOME SALES - January 1, 2009 through December 31, 2009									
AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jan 1 - Dec 31		Jan 1 - Dec 31		Jan 1 - Dec 31				
	# Sold 2008	# Sold 2009	Average 2008	Average 2009	Median \$ 2004	Median \$ 2008	Median \$ 2009	5-year % Change	1-year % Change
Ashland	11	16	141	162	\$419,950	\$452,500	\$260,000	-38.1%	-42.5%
Talent	15	9	112	62	\$307,500	\$297,000	\$280,000	-8.9%	-5.7%
Phoenix	0	1	N/A	N/A	\$247,400	N/A	N/A	N/A	N/A
Jacksonville	6	0	38	N/A	N/A	\$280,000	N/A	N/A	N/A
West Medford	45	21	164	127	\$239,900	\$229,000	\$202,000	-15.8%	-11.8%
East Medford	62	23	196	181	\$334,500	\$321,000	\$274,900	-17.8%	-14.4%
Central Point	15	5	183	209	\$225,000	\$245,900	\$199,000	-11.6%	-19.1%
White City	36	28	82	71	\$215,000	\$199,900	\$176,500	-17.9%	-11.7%
Eagle Point	22	21	84	102	\$380,000	\$243,950	\$224,900	-40.8%	-7.8%
Shady Cove / Trall	2	1	N/A	N/A	\$372,500	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	5	N/A	53	\$379,000	N/A	\$185,900	-50.9%	N/A
<b>COUNTY TOTALS</b>	<b>216</b>	<b>130</b>	<b>144</b>	<b>121</b>	<b>\$286,106</b>	<b>\$249,950</b>	<b>\$219,900</b>	<b>-23.1%</b>	<b>-12.0%</b>

EXISTING HOME SALES: DISTRESSED SALE COMPARISONS - January 1, 2009 through December 31, 2009															
AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jan 1 - Dec 31							Jan 1 - Dec 31				Jan 1 - Dec 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	208	86.7%	23	9.6%	9	3.8%	240	118	89	197	118	\$343,450	\$282,800	\$305,000	\$328,125
Talent	47	75.8%	7	11.3%	8	12.9%	62	93	45	202	101	\$210,000	\$170,000	\$211,000	\$202,500
Phoenix	24	57.1%	17	40.5%	1	2.4%	42	117	49	N/A	90	\$178,750	\$165,000	N/A	\$176,000
Jacksonville	36	83.7%	6	14.0%	1	2.3%	43	109	75	N/A	105	\$293,500	\$250,500	N/A	\$288,000
West Medford	132	37.3%	182	51.4%	40	11.3%	354	76	56	208	81	\$157,500	\$119,250	\$134,950	\$134,000
East Medford	292	59.0%	158	31.9%	45	9.1%	495	109	63	158	99	\$220,000	\$182,000	\$219,000	\$205,950
Central Point	111	46.4%	100	41.8%	28	11.7%	239	95	50	189	87	\$178,700	\$165,750	\$146,250	\$170,000
White City	41	36.0%	63	55.3%	10	8.8%	114	77	81	119	83	\$142,000	\$135,000	\$126,250	\$135,750
Eagle Point	53	35.3%	75	50.0%	22	14.7%	150	91	51	167	82	\$215,000	\$185,000	\$145,000	\$191,950
Shady Cove / Trall	10	40.0%	13	52.0%	2	8.0%	25	124	92	N/A	124	\$231,250	\$160,000	N/A	\$190,000
Gold Hill & Rogue River	24	54.5%	16	36.4%	4	9.1%	44	144	27	158	103	\$181,750	\$144,250	\$146,500	\$159,500
<b>COUNTY TOTALS</b>	<b>979</b>	<b>54.1%</b>	<b>660</b>	<b>36.5%</b>	<b>170</b>	<b>9.4%</b>	<b>1809</b>	<b>103</b>	<b>60</b>	<b>180</b>	<b>95</b>	<b>\$215,000</b>	<b>\$155,000</b>	<b>\$160,000</b>	<b>\$186,000</b>

The statistics represent urban area homes and exclude rural properties. Distressed property sales are not foreclosure rates. Median prices reflect overall market trends and are not a measure of pricing for individual properties. Statistics are based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service. For more information, visit [www.southernoregonmls.org](http://www.southernoregonmls.org).