

EXISTING HOME SALES - May 2008 through July 2008 - 2007 vs. 2008

Area	ACTIVITY		DAYS ON MKT		PRICING					July 2007 vs July 2008	
	May to July		May to July		May to July						
	# Sold 2007	# Sold 2008	Average 2007	Average 2008	Median \$ 2003	Median \$ 2007	Median \$ 2008	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	106	53	99	109	\$312,000	\$420,500	\$375,000	20.2%	-10.8%	\$462,000	\$368,900
Talent	16	7	62	87	\$149,975	\$257,500	\$269,500	79.7%	4.7%	\$285,000	\$270,000
Phoenix	12	10	40	129	\$189,900	\$228,750	\$202,450	6.6%	-11.5%	\$163,500	\$178,000
Jacksonville	15	6	91	31	\$234,740	\$437,000	\$448,000	90.9%	2.5%	\$449,900	\$545,000
West Medford	71	67	82	73	\$137,900	\$210,000	\$188,000	36.3%	-10.5%	\$189,900	\$180,000
East Medford	131	99	97	104	\$193,000	\$285,000	\$235,000	21.8%	-17.5%	\$280,650	\$235,000
Central Point	69	48	86	127	\$168,000	\$242,000	\$214,950	27.9%	-11.2%	\$237,450	\$222,000
White City	16	15	63	50	\$115,737	\$198,950	\$161,000	39.1%	-19.1%	\$198,000	\$170,000
Eagle Point	23	31	51	120	\$156,000	\$248,500	\$234,000	50.0%	-5.8%	\$335,000	\$235,000
Shady Cove/Trail	6	5	119	41	\$158,000	\$308,250	\$191,000	20.9%	-38.0%	\$274,200	\$191,000
Gold Hill & Rogue River	13	9	87	104	\$163,000	\$228,000	\$185,000	13.5%	-18.9%	\$295,000	\$148,250
COUNTY TOTALS	481	350	87	99	\$179,000	\$276,200	\$225,000	25.7%	-18.5%	\$274,000	\$225,000

NEW HOME SALES - May 2008 through July 2008 - 2007 vs. 2008

Area	ACTIVITY		DAYS ON MKT		PRICING					July 2007 vs July 2008	
	May to July		May to July		May to July						
	# Sold 2007	# Sold 2008	Average 2007	Average 2008	Median \$ 2003	Median \$ 2007	Median \$ 2008	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	3	1	111	170	\$270,000	\$609,000	\$475,000	75.9%	-22.0%	\$609,000	\$475,000
Talent	4	6	135	86	\$204,000	\$312,450	\$268,000	31.4%	-14.2%	\$305,000	\$304,480
Phoenix	0	0	N/A	N/A	\$221,500	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	6	3	113	58	\$328,700	\$331,000	\$347,000	5.6%	4.8%	\$309,000	N/A
West Medford	11	13	119	156	\$167,900	\$257,900	\$213,150	26.9%	-17.3%	\$231,000	\$216,525
East Medford	33	23	123	205	\$318,500	\$439,900	\$269,900	-15.2%	-38.6%	\$472,450	\$309,450
Central Point	12	4	87	109	\$156,950	\$259,400	\$245,862	56.6%	-5.2%	\$238,000	N/A
White City	10	9	93	56	\$129,465	\$232,400	\$199,900	54.4%	-14.0%	\$226,450	\$189,779
Eagle Point	13	7	121	63	\$179,925	\$299,900	\$242,000	34.5%	-19.3%	\$316,500	\$237,000
Shady Cove/Trail	0	1	N/A	244	N/A	N/A	\$382,500	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	1	1	292	\$189,500	\$227,500	\$232,000	22.4%	2.0%	\$227,500	\$232,000
COUNTY TOTALS	93	68	113	140	\$182,950	\$318,000	\$243,450	33.1%	-23.4%	\$312,000	\$238,000

ALL HOMES ON MARKET (includes rural)

Area	Active Aug 07	Active July 08	% Change
Ashland	439	428	-2%
Talent	91	82	-10%
Phoenix	65	61	-6%
Jacksonville	113	113	0%
West Medford	436	319	-27%
East Medford	689	561	-19%
Central Point	378	286	-24%
White City	116	113	-2%
Eagle Point	250	215	-14%
Shady Cove/Trail	89	88	-1%
Gold Hill & Rogue River	226	219	-3%
Other Areas			
Jackson County	149	164	10%
COUNTY TOTALS	3041	2649	-13%

- The statistics in the top two charts represent urban area homes and exclude rural properties. N/A means "No Activity" in the reporting period.
- Median price means the midpoint, with half of the sales being above and half of the sales being below the listed number and 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.
- All statistics are based on what is reported by REALTORS® to the Southern Oregon Multiple Listing Service. For more information visit www.jacstats.com.