

EXISTING HOME SALES - February 1 through April 30 - 2006 vs. 2007											
Area	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 to Apr 30		Feb 1 to Apr 30		Feb 1 to Apr 30						
	# Sold 2006	# Sold 2007	Average 2006	Average 2007	Median \$ 2002	Median \$ 2006	Median \$ 2007	5-year % Change	1-year % Change	Apr 2006 vs Apr 2007	
										Median \$	Median \$
Ashland	57	71	100	113	\$220,000	\$408,000	\$439,500	99.8%	7.7%	\$465,000	\$425,000
Talent	15	18	81	67	\$127,500	\$269,500	\$268,750	110.8%	-0.3%	\$239,500	\$235,000
Phoenix	22	10	82	75	\$130,800	\$251,950	\$225,000	72.0%	-10.7%	\$232,000	\$189,250
Jacksonville	10	6	51	110	\$279,900	\$357,750	\$467,500	67.0%	30.7%	\$440,250	\$465,000
West Medford	81	81	76	83	\$122,900	\$239,000	\$213,400	73.6%	-10.7%	\$227,000	\$209,900
East Medford	132	113	63	89	\$149,500	\$307,500	\$280,000	87.3%	-8.9%	\$302,000	\$274,000
Central Point	77	52	60	86	\$139,000	\$265,000	\$256,750	84.7%	-3.1%	\$275,000	\$258,900
White City	23	21	62	80	\$104,950	\$225,000	\$195,000	85.8%	-13.3%	\$220,450	\$200,000
Eagle Point	28	35	80	93	\$127,950	\$260,450	\$280,000	118.8%	3.9%	\$285,500	\$240,950
Shady Cove/Trail	6	9	70	135	\$159,950	\$244,000	\$233,000	45.7%	-4.5%	\$244,000	\$240,000
Gold Hill & Rogue River	9	13	87	94	\$123,000	\$207,200	\$225,000	82.9%	8.6%	\$347,500	\$209,950
COUNTY TOTALS	462	431	72	91	\$142,500	\$275,000	\$262,500	87.0%	-4.5%	\$277,000	\$257,200

NEW HOME SALES - February 1 through April 30 - 2006 vs. 2007											
Area	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 to Apr 30		Feb 1 to Apr 30		Feb 1 to Apr 30						
	# Sold 2006	# Sold 2007	Average 2006	Average 2007	Median \$ 2002	Median \$ 2006	Median \$ 2007	5-year % Change	1-year % Change	Apr 2006 vs Apr 2007	
										Median \$	Median \$
Ashland	5	8	181	44	\$218,000	\$699,000	\$389,000	78.4%	-44.3%	\$800,000	\$132,290
Talent	3	4	86	139	N/A	\$375,878	\$363,892	N/A	-3.2%	N/A	N/A
Phoenix	2	0	160	N/A	\$181,500	\$541,750	N/A	N/A	N/A	\$541,750	N/A
Jacksonville	N/A	2	N/A	260	N/A	N/A	\$383,000	N/A	N/A	N/A	\$279,000
West Medford	11	18	167	118	\$133,900	\$185,000	\$275,000	105.4%	48.6%	\$175,761	\$225,000
East Medford	34	18	83	158	\$156,000	\$320,950	\$431,450	176.6%	34.4%	\$425,800	\$468,408
Central Point	20	11	120	113	\$186,955	\$339,000	\$254,000	35.9%	-25.1%	\$348,450	\$219,900
White City	6	13	55	66	\$114,800	\$260,900	\$224,900	95.9%	-13.8%	\$270,000	\$219,950
Eagle Point	23	13	111	115	\$206,859	\$435,000	\$445,900	115.6%	2.5%	\$471,450	\$465,000
Shady Cove/Trail	N/A	N/A	N/A	N/A	\$140,075	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	N/A	10	N/A	N/A	\$437,450	N/A	N/A	N/A	\$375,000	N/A
COUNTY TOTALS	106	87	108	115	\$181,900	\$353,300	\$310,000	70.4%	-12.3%	\$356,600	\$229,900

ALL HOMES ON MARKET (includes rural)			
Area	Active 5/1/06	Active 5/1/07	% Change
Ashland	242	351	45%
Talent	61	77	26%
Phoenix	34	52	53%
Jacksonville	66	109	65%
West Medford	315	406	29%
East Medford	434	556	28%
Central Point	280	333	19%
White City	119	114	-4%
Eagle Point	245	224	-9%
Shady Cove/Trail	44	86	95%
Gold Hill & Rogue River	141	199	41%
Other Areas			
Jackson County	107	141	32%
COUNTY TOTALS	2088	2648	27%

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.