

EXISTING HOME SALES - March 1 through May 31 - 2006 vs. 2007											
Area	ACTIVITY		DAYS ON MKT		PRICING					May 2006 vs May 2007	
	Mar 1 to May 31		Mar 1 to May 31		Mar 1 to May 31						
	# Sold 2006	# Sold 2007	Average 2006	Average 2007	Median \$ 2002	Median \$ 2006	Median \$ 2007	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	73	84	80	105	\$245,750	\$439,000	\$432,500	76.0%	-1.5%	\$493,500	\$400,000
Talent	20	19	65	64	\$139,750	\$269,200	\$240,000	71.7%	-10.9%	\$296,250	\$196,250
Phoenix	17	12	53	62	\$144,225	\$251,000	\$252,869	75.3%	0.7%	\$302,450	\$255,738
Jacksonville	6	8	47	92	\$261,250	\$578,500	\$495,000	89.5%	-14.4%	\$632,000	\$437,000
West Medford	95	76	79	86	\$117,500	\$236,510	\$213,700	81.9%	-9.6%	\$224,500	\$257,620
East Medford	157	117	60	93	\$158,000	\$290,000	\$273,000	72.8%	-5.9%	\$282,000	\$249,400
Central Point	63	71	60	87	\$144,250	\$269,000	\$249,500	73.0%	-7.3%	\$300,000	\$237,450
White City	25	20	59	97	\$104,000	\$215,000	\$199,500	91.8%	-7.2%	\$199,000	\$200,000
Eagle Point	32	29	76	69	\$126,950	\$225,000	\$270,000	112.7%	20.0%	\$250,000	\$272,000
Shady Cove/Trail	8	10	64	121	\$151,425	\$244,000	\$243,250	60.6%	-0.3%	\$310,000	\$378,250
Gold Hill & Rogue River	11	12	101	73	\$125,000	\$207,200	\$232,450	86.0%	12.2%	\$259,000	\$239,750
COUNTY TOTALS	509	460	68	90	\$148,250	\$272,000	\$264,875	78.7%	-2.6%	\$285,000	\$260,000

NEW HOME SALES - March 1 through May 31 - 2006 vs. 2007											
Area	ACTIVITY		DAYS ON MKT		PRICING					May 2006 vs May 2007	
	Mar 1 to May 31		Mar 1 to May 31		Mar 1 to May 31						
	# Sold 2006	# Sold 2007	Average 2006	Average 2007	Median \$ 2002	Median \$ 2006	Median \$ 2007	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	11	7	200	29	\$229,000	\$699,000	\$319,000	39.3%	-54.4%	\$598,000	N/A
Talent	3	4	95	158	N/A	\$375,878	\$363,892	N/A	-3.2%	\$394,000	\$314,900
Phoenix	2	N/A	160	N/A	\$179,900	\$541,750	N/A	N/A	N/A	N/A	N/A
Jacksonville	N/A	3	N/A	61	N/A	N/A	\$295,000	N/A	N/A	N/A	\$492,250
West Medford	23	19	237	133	\$136,400	\$183,621	\$275,000	101.6%	49.8%	\$174,413	\$268,950
East Medford	26	19	95	186	\$179,900	\$317,450	\$400,000	122.4%	26.0%	\$286,700	\$397,450
Central Point	17	12	121	90	\$178,950	\$340,000	\$252,000	40.8%	-25.9%	\$250,400	\$252,450
White City	4	10	31	66	\$114,600	\$257,200	\$219,950	91.9%	-14.5%	\$243,500	\$223,900
Eagle Point	21	15	108	120	\$228,900	\$425,000	\$354,000	54.7%	-16.7%	\$369,900	\$299,900
Shady Cove/Trail	N/A	N/A	N/A	N/A	\$142,000	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	N/A	6	N/A	N/A	\$375,000	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	108	87	140	116	\$180,450	\$340,050	\$289,900	60.7%	-14.8%	\$286,700	\$297,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 6/1/06	Active 6/1/07	% Change
Ashland	271	373	38%
Talent	60	82	37%
Phoenix	40	52	30%
Jacksonville	77	105	36%
West Medford	345	432	25%
East Medford	474	619	31%
Central Point	301	341	13%
White City	117	114	-3%
Eagle Point	257	253	-2%
Shady Cove/Trail	56	83	48%
Gold Hill & Rogue River	159	199	25%
Other Areas			
Jackson County	84	129	54%
COUNTY TOTALS	2241	2782	24%

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.