

EXISTING HOME SALES - January 1 through June 30 - 2006 vs. 2007											
Area	ACTIVITY		DAYS ON MKT		PRICING					Jun 2006 vs Jun 2007	
	Jan 1 to Jun 30		Jan 1 to Jun 30		January 1 to June 30						
	# Sold 2006	# Sold 2007	Average 2006	Average 2007	Median \$ 2002	Median \$ 2006	Median \$ 2007	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	129	164	77	101	\$249,950	\$429,000	\$412,500	65.0%	-3.8%	\$435,000	\$395,000
Talent	30	28	67	69	\$139,375	\$272,500	\$263,750	89.2%	-3.2%	\$285,000	\$277,500
Phoenix	33	20	73	65	\$128,000	\$252,900	\$248,000	93.8%	-1.9%	\$288,000	\$249,500
Jacksonville	17	18	65	108	\$234,000	\$438,500	\$438,000	87.2%	-0.1%	\$579,900	\$432,000
West Medford	167	139	71	82	\$118,186	\$235,000	\$216,000	82.8%	-8.1%	\$241,000	\$212,500
East Medford	280	244	64	97	\$157,000	\$302,000	\$284,950	81.5%	-5.6%	\$305,000	\$331,000
Central Point	140	115	61	87	\$141,000	\$267,500	\$250,000	77.3%	-6.5%	\$247,500	\$284,250
White City	38	32	67	71	\$105,000	\$219,500	\$192,367	83.2%	-12.4%	\$217,250	\$199,867
Eagle Point	50	56	80	90	\$126,700	\$218,750	\$257,700	103.4%	17.8%	\$210,000	\$227,900
Shady Cove/Trail	12	13	65	122	\$135,000	\$229,450	\$267,000	97.8%	16.4%	\$237,950	\$430,000
Gold Hill & Rogue River	21	25	80	120	\$125,000	\$207,200	\$228,000	82.4%	10.0%	\$280,000	\$223,000
<b>COUNTY TOTALS</b>	<b>923</b>	<b>859</b>	<b>68</b>	<b>92</b>	<b>\$147,500</b>	<b>\$275,000</b>	<b>\$269,000</b>	<b>82.4%</b>	<b>-2.2%</b>	<b>\$286,250</b>	<b>\$309,500</b>

NEW HOME SALES - January 1 through June 30 - 2006 vs. 2007											
Area	ACTIVITY		DAYS ON MKT		PRICING					Jun 2006 vs Jun 2007	
	Jan 1 to Jun 30		Jan 1 to Jun 30		January 1 to June 30						
	# Sold 2006	# Sold 2007	Average 2006	Average 2007	Median \$ 2002	Median \$ 2006	Median \$ 2007	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	31	10	161	47	\$241,950	\$480,000	\$464,000	91.8%	-3.3%	\$469,000	\$769,950
Talent	4	10	105	141	\$162,271	\$384,939	\$339,200	109.0%	-11.9%	\$319,000	\$319,500
Phoenix	3	1	124	52	\$180,700	\$565,000	\$403,500	123.3%	-28.6%	\$453,450	N/A
Jacksonville	1	7	9	150	N/A	\$564,900	\$353,000	N/A	-37.5%	\$564,900	\$353,000
West Medford	29	29	224	109	\$138,500	\$185,000	\$279,000	101.4%	50.8%	\$243,698	N/A
East Medford	73	46	71	147	\$190,400	\$310,000	\$428,450	125.0%	38.2%	\$482,250	\$462,376
Central Point	31	26	108	117	\$176,900	\$308,900	\$254,450	43.8%	-17.6%	\$309,617	\$375,000
White City	12	24	75	85	\$115,815	\$259,900	\$226,140	95.3%	-13.0%	\$259,900	\$235,050
Eagle Point	37	24	99	131	\$206,859	\$430,000	\$339,500	64.1%	-21.0%	\$432,450	\$221,450
Shady Cove/Trail	0	N/A	N/A	N/A	\$147,900	N/A	N/A	N/A	N/A	\$323,000	N/A
Gold Hill & Rogue River	2	N/A	10	N/A	N/A	\$437,450	N/A	N/A	N/A	\$490,750	N/A
<b>COUNTY TOTALS</b>	<b>223</b>	<b>177</b>	<b>114</b>	<b>119</b>	<b>\$179,900</b>	<b>\$345,000</b>	<b>\$313,000</b>	<b>74.0%</b>	<b>-9.3%</b>	<b>\$379,000</b>	<b>\$360,700</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 7/1/06	Active 7/1/07	% Change
Ashland	304	415	27%
Talent	72	95	24%
Phoenix	43	62	16%
Jacksonville	84	108	22%
West Medford	396	477	17%
East Medford	512	673	24%
Central Point	307	383	20%
White City	124	111	-18%
Eagle Point	258	243	-6%
Shady Cove/Trail	69	93	26%
Gold Hill & Rogue River	171	228	25%
Other Areas			
Jackson County	96	150	36%
<b>COUNTY TOTALS</b>	<b>2436</b>	<b>3038</b>	<b>20%</b>

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](http://www.jacstats.com).