

EXISTING HOME SALES - May 1 through July 31 - 2006 vs. 2007											
Area	ACTIVITY		DAYS ON MKT		PRICING					July 2006 vs July 2007	
	May 1 to July 31		May 1 to July 31		May 1 to July 31						
	# Sold 2006	# Sold 2007	Average 2006	Average 2007	Median \$ 2002	Median \$ 2006	Median \$ 2007	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	85	106	62	99	\$253,800	\$462,000	\$420,500	65.7%	-9.0%	\$472,500	\$462,000
Talent	18	16	47	62	\$139,875	\$275,000	\$257,500	84.1%	-6.4%	\$260,000	\$285,000
Phoenix	12	12	58	40	\$147,450	\$263,500	\$228,750	55.1%	-13.2%	\$199,500	\$163,500
Jacksonville	9	15	56	91	\$230,000	\$579,900	\$437,000	90.0%	-24.7%	\$363,750	\$449,900
West Medford	106	71	64	82	\$119,500	\$231,500	\$210,000	75.7%	-9.3%	\$239,900	\$189,900
East Medford	175	131	63	97	\$168,000	\$290,000	\$285,000	69.6%	-1.7%	\$290,000	\$280,650
Central Point	78	69	66	86	\$147,200	\$253,950	\$242,000	64.4%	-4.7%	\$247,000	\$237,450
White City	20	16	93	63	\$109,000	\$214,000	\$198,950	82.5%	-7.0%	\$218,850	\$198,000
Eagle Point	31	23	89	51	\$129,900	\$210,000	\$248,500	91.3%	18.3%	\$227,500	\$335,000
Shady Cove/Trail	6	6	100	119	\$153,450	\$237,950	\$308,250	100.9%	29.5%	\$218,000	\$274,200
Gold Hill & Rogue River	13	13	97	87	\$136,000	\$235,000	\$228,000	67.6%	-3.0%	\$235,000	\$295,000
<b>COUNTY TOTALS</b>	<b>554</b>	<b>481</b>	<b>66</b>	<b>87</b>	<b>\$159,850</b>	<b>\$275,500</b>	<b>\$276,200</b>	<b>72.8%</b>	<b>0.3%</b>	<b>\$264,900</b>	<b>\$274,000</b>

NEW HOME SALES - May 1 through July 31 - 2006 vs. 2007											
Area	ACTIVITY		DAYS ON MKT		PRICING					July 2006 vs July 2007	
	May 1 to July 31		May 1 to July 31		May 1 to July 31						
	# Sold 2006	# Sold 2007	Average 2006	Average 2007	Median \$ 2002	Median \$ 2006	Median \$ 2007	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	29	3	151	111	\$324,000	\$469,000	\$609,000	88.0%	29.9%	\$466,000	\$609,000
Talent	2	4	217	135	\$162,271	\$431,500	\$312,450	92.5%	-27.6%	N/A	\$305,000
Phoenix	1	0	309	N/A	\$186,900	\$665,000	N/A	N/A	N/A	\$665,000	N/A
Jacksonville	1	6	9	113	\$297,981	\$564,900	\$331,000	11.1%	-41.4%	N/A	\$309,000
West Medford	20	11	257	119	\$140,300	\$187,400	\$257,900	83.8%	37.6%	\$288,450	\$231,000
East Medford	26	33	80	123	\$212,900	\$429,450	\$439,900	106.6%	2.4%	\$434,450	\$472,450
Central Point	10	12	84	87	\$170,000	\$319,550	\$259,400	52.6%	-18.8%	\$474,450	\$238,000
White City	10	10	102	93	\$118,900	\$234,625	\$232,400	95.5%	-0.9%	\$225,000	\$226,450
Eagle Point	13	13	138	121	\$223,500	\$369,900	\$299,900	34.2%	-18.9%	\$545,000	\$316,500
Shady Cove/Trail	2	N/A	204	N/A	\$145,950	\$335,950	N/A	N/A	N/A	\$335,950	N/A
Gold Hill & Rogue River	0	1	N/A	1	N/A	N/A	\$227,500	N/A	N/A	N/A	\$227,500
<b>COUNTY TOTALS</b>	<b>110</b>	<b>93</b>	<b>142</b>	<b>113</b>	<b>\$163,284</b>	<b>\$359,900</b>	<b>\$318,000</b>	<b>94.7%</b>	<b>-11.6%</b>	<b>\$419,500</b>	<b>\$312,000</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 8/1/06	Active 8/1/07	% Change
Ashland	332	439	32%
Talent	82	91	11%
Phoenix	47	65	38%
Jacksonville	84	113	35%
West Medford	438	436	0%
East Medford	544	689	27%
Central Point	304	378	24%
White City	142	116	-18%
Eagle Point	244	250	2%
Shady Cove/Trail	83	89	7%
Gold Hill & Rogue River	175	226	29%
Other Areas			
Jackson County	177	149	-16%
<b>COUNTY TOTALS</b>	<b>2652</b>	<b>3041</b>	<b>15%</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).