

EXISTING HOME SALES - June 1 through August 31 - 2006 vs. 2007											
Area	ACTIVITY		DAYS ON MKT		PRICING						
	June 1 to August 31		June 1 to August 31		June 1 to August 31						
	# Sold 2006	# Sold 2007	Average 2006	Average 2007	Median \$ 2002	Median \$ 2006	Median \$ 2007	5-year % Change	1-year % Change	Aug 2006 vs Aug 2007	
									Median \$	Median \$	
Ashland	91	88	68	97	\$255,000	\$445,000	\$424,250	66.4%	-4.7%	\$442,500	\$417,500
Talent	15	16	67	72	\$145,000	\$280,000	\$277,500	91.4%	-0.9%	\$265,000	\$256,000
Phoenix	12	9	56	46	\$129,900	\$245,500	\$227,500	75.1%	-7.3%	\$250,000	\$282,500
Jacksonville	7	15	64	113	\$230,000	\$460,000	\$439,000	90.9%	-4.6%	\$480,000	\$414,125
West Medford	116	68	62	74	\$123,000	\$231,250	\$207,500	68.7%	-10.3%	\$211,590	\$218,000
East Medford	159	126	64	92	\$168,000	\$285,000	\$296,250	76.3%	3.9%	\$265,000	\$285,750
Central Point	83	59	67	81	\$145,565	\$249,000	\$247,500	70.0%	-0.6%	\$256,500	\$230,000
White City	22	14	93	53	\$109,600	\$219,500	\$196,000	78.8%	-10.7%	\$219,500	\$170,000
Eagle Point	36	28	85	67	\$136,200	\$231,374	\$266,750	95.9%	15.3%	\$285,000	\$285,000
Shady Cove/Trail	8	10	86	132	\$135,000	\$241,500	\$284,250	110.6%	17.7%	\$243,500	\$256,750
Gold Hill & Rogue River	13	13	87	96	\$130,000	\$245,000	\$230,000	76.9%	-6.1%	\$256,000	\$249,400
<b>COUNTY TOTALS</b>	<b>564</b>	<b>450</b>	<b>68</b>	<b>86</b>	<b>\$159,900</b>	<b>\$270,000</b>	<b>\$285,000</b>	<b>78.2%</b>	<b>5.6%</b>	<b>\$265,000</b>	<b>\$268,800</b>

NEW HOME SALES - June 1 through August 31 - 2006 vs. 2007											
Area	ACTIVITY		DAYS ON MKT		PRICING						
	June 1 to August 31		June 1 to August 31		June 1 to August 31						
	# Sold 2006	# Sold 2007	Average 2006	Average 2007	Median \$ 2002	Median \$ 2006	Median \$ 2007	5-year % Change	1-year % Change	Aug 2006 vs Aug 2007	
									Median \$	Median \$	
Ashland	23	5	140	164	\$321,500	\$469,000	\$499,900	55.5%	6.6%	\$689,000	\$410,750
Talent	1	4	273	194	\$162,271	\$469,000	\$313,750	93.3%	-33.1%	N/A	\$317,500
Phoenix	1	0	309	N/A	\$190,200	\$665,000	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	4	9	127	\$279,981	\$564,900	\$331,000	18.2%	-41.4%	N/A	N/A
West Medford	12	17	163	114	\$140,300	\$235,250	\$231,000	64.6%	-1.8%	\$235,250	\$255,800
East Medford	24	32	86	142	\$247,450	\$447,450	\$418,095	69.0%	-6.6%	\$379,950	\$295,500
Central Point	11	9	96	96	\$170,900	\$383,333	\$375,000	119.4%	-2.2%	\$309,900	\$323,950
White City	10	14	114	100	\$120,450	\$235,875	\$222,050	84.4%	-5.9%	\$242,500	\$209,650
Eagle Point	12	8	143	109	\$170,000	\$374,250	\$282,500	66.2%	-24.5%	\$366,000	N/A
Shady Cove/Trail	2	0	204	N/A	\$145,950	\$335,950	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	1	230	1	N/A	\$320,000	\$227,500	N/A	N/A	\$320,000	N/A
<b>COUNTY TOTALS</b>	<b>98</b>	<b>94</b>	<b>126</b>	<b>125</b>	<b>\$159,465</b>	<b>\$369,650</b>	<b>\$302,000</b>	<b>89.4%</b>	<b>-18.3%</b>	<b>\$318,700</b>	<b>\$269,900</b>

ALL HOMES ON MARKET (includes rural)			
Area	Active 9/1/06	Active 9/1/07	% Change
Ashland	338	424	25%
Talent	87	84	-1%
Phoenix	49	60	22%
Jacksonville	83	115	39%
West Medford	453	438	-3%
East Medford	568	705	24%
Central Point	303	378	25%
White City	154	118	-23%
Eagle Point	231	263	14%
Shady Cove/Trail	91	100	10%
Gold Hill & Rogue River	179	229	28%
Other Areas			
Jackson County	167	147	-12%
<b>COUNTY TOTALS</b>	<b>2703</b>	<b>3061</b>	<b>13%</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).