

EXISTING HOME SALES - February 1, 2010 through April 30, 2010

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2009 vs Apr 2010	
	# Sold 2009	# Sold 2010	Average 2009	Average 2010	Median \$ 2005	Median \$ 2009	Median \$ 2010	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	50	47	171	106	\$425,000	\$337,000	\$287,500	-32.4%	-14.7%	\$319,500	\$320,000
Talent	5	20	60	79	\$282,000	\$250,000	\$161,950	-42.6%	-35.2%	N/A	\$167,500
Phoenix	10	6	52	106	\$238,000	\$170,200	\$153,525	-35.5%	-9.8%	N/A	N/A
Jacksonville	9	8	113	231	\$367,500	\$310,000	\$257,500	-29.9%	-16.9%	N/A	N/A
Northwest Medford	8	15	47	90	N/A	\$158,500	\$165,000	N/A	4.1%	\$165,000	\$165,000
West Medford	43	47	88	70	\$171,000	\$110,900	\$90,000	-47.4%	-18.8%	\$125,700	\$80,000
Southwest Medford	17	27	98	54	\$231,860	\$183,750	\$160,000	-31.0%	-12.9%	\$183,500	\$168,500
East Medford	103	122	131	98	\$250,000	\$219,000	\$179,450	-28.2%	-18.1%	\$232,300	\$179,000
Central Point	56	63	107	59	\$230,950	\$180,000	\$155,000	-32.9%	-13.9%	\$168,950	\$153,000
White City	27	30	66	63	\$178,050	\$142,000	\$137,675	-22.7%	-3.0%	\$146,000	\$123,000
Eagle Point	29	29	70	104	\$235,000	\$215,000	\$198,000	-15.7%	-7.9%	\$186,000	\$127,000
Shady Cove / Trail	7	8	187	148	\$145,900	\$190,000	\$118,500	-18.8%	-37.6%	N/A	\$100,000
Gold Hill & Rogue River	7	11	181	132	\$179,000	\$154,900	\$131,000	-26.8%	-15.4%	N/A	N/A
COUNTY TOTALS	371	433	113	88	\$237,000	\$195,000	\$164,900	-30.4%	-15.4%	\$190,125	\$164,950

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	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2009 vs Apr 2010	
	# Sold 2009	# Sold 2010	Average 2009	Average 2010	Median \$ 2005	Median \$ 2009	Median \$ 2010	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	1	179	N/A	\$332,000	\$325,305	N/A	N/A	N/A	N/A	N/A
Talent	1	2	N/A	N/A	\$269,900	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	0	3	N/A	260	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	2	3	N/A	91	\$230,936	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	2	3	N/A	90	\$229,950	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	5	9	154	99	\$401,500	\$281,400	\$284,500	-29.1%	1.1%	N/A	N/A
Central Point	1	0	N/A	N/A	\$244,200	N/A	N/A	N/A	N/A	N/A	N/A
White City	5	5	87	55	\$215,000	\$185,600	\$155,000	-27.9%	-16.5%	N/A	\$155,000
Eagle Point	2	3	N/A	95	\$340,500	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	3	N/A	177	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	25	33	152	115	\$290,000	\$235,900	\$213,000	-26.6%	-9.7%	\$280,000	\$183,950

ALL HOMES ON MARKET (includes rural)

Area	Active 05/01/09	Active 05/01/10	% Change
Ashland	287	316	10.1%
Talent	79	58	-26.6%
Phoenix	38	43	13.2%
Jacksonville	93	88	-5.4%
Northwest Medford	39	40	2.6%
West Medford	133	149	12.0%
Southwest Medford	119	118	-0.8%
East Medford	504	437	-13.3%
Central Point	235	200	-14.9%
White City	102	68	-33.3%
Eagle Point	168	135	-19.6%
Shady Cove / Trail	84	85	1.2%
Gold Hill & Rogue River	183	163	-10.9%
Other Areas	150	119	-20.7%
COUNTY TOTALS	2214	2019	-8.8%

The statistics in the top two charts represent urban area homes and exclude rural properties. N/A means "No or Insufficient Activity" in the reporting period.

Northwest Medford was split from West Medford in January 2009, therefore has limited sales history.

Median price means the midpoint, with half of the sales being above and half below the listed number; *it 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.

Statistics are based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

EXISTING HOME SALES: DISTRESSED - February 1, 2010 through April 30, 2010

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2009 vs Apr 2010	
	# Sold 2009	# Sold 2010	Average 2009	Average 2010	Median \$ 2009	Median \$ 2010	1-year % Change	Median \$	Median \$
Ashland	7	7	154	115	\$320,000	\$225,100	-29.7%	\$286,035	\$246,750
Talent	2	9	N/A	42	N/A	\$129,000	N/A	N/A	\$163,000
Phoenix	8	3	45	192	\$170,200	N/A	N/A	N/A	N/A
Jacksonville	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	5	9	68	87	\$152,000	\$147,000	-3.3%	N/A	N/A
West Medford	34	27	93	42	\$103,500	\$89,900	-13.1%	\$121,100	\$70,000
Southwest Medford	7	15	80	69	\$190,000	\$156,000	-17.9%	N/A	\$168,500
East Medford	43	56	99	86	\$208,000	\$154,300	-25.8%	\$237,000	\$165,450
Central Point	34	36	92	61	\$180,000	\$151,500	-15.8%	\$180,250	\$148,950
White City	19	21	77	68	\$140,000	\$130,050	-7.1%	\$150,750	\$123,000
Eagle Point	23	16	69	109	\$215,000	\$159,200	-26.0%	\$168,050	\$127,000
Shady Cove / Trail	5	5	100	121	\$185,000	\$92,250	-50.1%	N/A	N/A
Gold Hill & Rogue River	4	7	69	198	\$151,700	\$130,500	-14.0%	N/A	N/A
COUNTY TOTALS	191	212	88	80	\$173,500	\$139,450	-19.6%	\$177,000	\$139,000

EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - February 1, 2010 through April 30, 2010

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	40	85.1%	4	8.5%	3	6.4%	47	105	29	N/A	106	\$306,500	\$216,450	N/A	\$287,500
Talent	11	55.0%	9	45.0%	0	0.0%	20	109	42	N/A	79	\$164,900	\$129,000	N/A	\$161,950
Phoenix	3	50.0%	2	33.3%	1	16.7%	6	N/A	N/A	N/A	106	N/A	N/A	N/A	\$153,525
Jacksonville	7	87.5%	1	12.5%	0	0.0%	8	255	N/A	N/A	231	\$280,000	N/A	N/A	\$257,500
Northwest Medford	6	40.0%	6	40.0%	3	20.0%	15	94	48	N/A	90	\$183,500	\$118,675	N/A	\$165,000
West Medford	20	42.6%	26	55.3%	1	2.1%	47	109	40	N/A	70	\$102,500	\$88,500	N/A	\$90,000
Southwest Medford	12	44.4%	10	37.0%	5	18.5%	27	35	35	137	54	\$174,450	\$152,250	\$173,500	\$160,000
East Medford	66	54.1%	45	36.9%	11	9.0%	122	108	47	242	98	\$212,000	\$139,900	\$170,000	\$179,450
Central Point	27	42.9%	29	46.0%	7	11.1%	63	57	44	129	59	\$172,500	\$150,000	\$155,000	\$155,000
White City	9	30.0%	14	46.7%	7	23.3%	30	50	19	167	63	\$139,000	\$134,500	\$130,000	\$137,675
Eagle Point	13	44.8%	12	41.4%	4	13.8%	29	97	64	242	104	\$225,000	\$159,200	\$163,450	\$198,000
Shady Cove / Trail	3	37.5%	3	37.5%	2	25.0%	8	N/A	N/A	N/A	148	N/A	N/A	N/A	\$118,500
Gold Hill & Rogue River	4	36.4%	7	63.6%	0	0.0%	11	16	198	N/A	132	\$166,125	\$130,500	N/A	\$131,000
COUNTY TOTALS	221	51.0%	168	38.8%	44	10.2%	433	97	50	192	88	\$198,900	\$132,750	\$155,000	\$164,900

ALL HOMES ON MARKET (including rural) - 05/01/10

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	287	90.8%	14	4.4%	15	4.7%	316
Talent	49	84.5%	2	3.4%	7	12.1%	58
Phoenix	31	72.1%	3	7.0%	9	20.9%	43
Jacksonville	78	88.6%	3	3.4%	7	8.0%	88
Northwest Medford	24	60.0%	5	12.5%	11	27.5%	40
West Medford	100	67.1%	14	9.4%	35	23.5%	149
Southwest Medford	89	75.4%	4	3.4%	25	21.2%	118
East Medford	335	76.7%	27	6.2%	75	17.2%	437
Central Point	133	66.5%	15	7.5%	52	26.0%	200
White City	42	61.8%	5	7.4%	21	30.9%	68
Eagle Point	89	65.9%	13	9.6%	33	24.4%	135
Shady Cove / Trail	71	83.5%	8	9.4%	6	7.1%	85
Gold Hill & Rogue River	1328	76.5%	113	6.5%	296	17.0%	1737
Other Areas	101	84.9%	9	7.6%	9	7.6%	119
COUNTY TOTALS	1569	77.5%	133	6.6%	322	15.9%	2024

REO/Short sales and inventories are not foreclosure rates.

"Normal" indicates properties that do not require third party approval for the transaction.

"REO" means Real Estate Owned, indicating bank or mortgage company ownership.

"Short" stands for Short Sale, where third party approval is required for the transaction.

Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.