

EXISTING HOME SALES - March 1, 2008 through May 31, 2008 - 2007 vs. 2008											
Area	ACTIVITY		DAYS ON MKT		PRICING					May 2007 vs May 2008	
	Mar. 1 to May. 31		Mar. 1 to May. 31		March 1 to May 31						
	# Sold 2007	# Sold 2008	Average 2007	Average 2008	Median \$ 2003	Median \$ 2007	Median \$ 2008	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	84	39	105	119	\$310,250	\$432,500	\$375,000	20.9%	-13.3%	\$400,000	\$407,500
Talent	19	10	64	90	\$150,000	\$240,000	\$243,950	62.6%	1.6%	\$196,250	\$237,500
Phoenix	12	8	62	134	\$167,500	\$252,869	\$230,000	37.3%	-9.0%	\$255,738	\$220,000
Jacksonville	8	9	92	141	\$257,750	\$495,000	\$464,000	80.0%	-6.3%	\$437,000	\$464,000
West Medford	76	50	86	81	\$129,750	\$213,700	\$195,000	50.3%	-8.8%	\$257,620	\$192,000
East Medford	117	81	93	110	\$185,000	\$273,000	\$235,900	27.5%	-13.6%	\$249,400	\$249,450
Central Point	71	47	87	127	\$155,000	\$249,500	\$209,900	35.4%	-15.9%	\$237,450	\$209,900
White City	20	16	97	82	\$117,250	\$199,500	\$147,500	25.8%	-26.1%	\$200,000	\$189,900
Eagle Point	29	23	69	103	\$155,000	\$270,000	\$261,000	68.4%	-3.3%	\$272,000	\$261,750
Shady Cove/Trail	10	1	121	17	\$162,500	\$243,250	\$207,500	27.7%	-14.7%	\$378,250	N/A
Gold Hill & Rogue River	12	5	73	65	\$155,000	\$232,450	\$172,500	11.3%	-25.8%	\$239,750	\$186,750
COUNTY TOTALS	460	289	90	107	\$169,000	\$264,875	\$225,000	33.1%	-15.1%	\$260,000	\$223,500

NEW HOME SALES - March 1, 2008 through May 31, 2008 - 2007 vs. 2008											
Area	ACTIVITY		DAYS ON MKT		PRICING					May 2007 vs May 2008	
	Mar. 1 to May. 31		Mar. 1 to May. 31		March 1 to May 31						
	# Sold 2007	# Sold 2008	Average 2007	Average 2008	Median \$ 2003	Median \$ 2007	Median \$ 2008	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	7	3	29	132	\$275,000	\$319,000	\$452,500	64.5%	41.8%	N/A	N/A
Talent	4	5	158	166	\$188,850	\$363,892	\$297,000	57.3%	-18.4%	\$314,900	\$297,000
Phoenix	0	0	N/A	N/A	\$180,900	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	3	5	61	44	\$288,700	\$295,000	\$280,000	-3.0%	-5.1%	\$492,250	\$347,000
West Medford	19	20	133	181	\$160,950	\$275,000	\$215,000	33.6%	-21.8%	\$268,950	\$177,000
East Medford	19	17	186	237	\$273,224	\$400,000	\$279,900	2.4%	-30.0%	\$397,450	\$262,400
Central Point	12	7	90	123	\$159,900	\$252,000	\$245,000	53.2%	-2.8%	\$252,450	\$277,700
White City	10	13	66	35	\$124,260	\$219,950	\$199,900	60.9%	-9.1%	\$223,900	\$199,900
Eagle Point	15	5	120	116	\$173,900	\$354,000	\$245,000	40.9%	-30.8%	\$299,900	\$245,000
Shady Cove/Trail	0	0	N/A	N/A	\$219,000	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	1	N/A	66	\$254,750	N/A	\$269,000	5.6%	N/A	N/A	N/A
COUNTY TOTALS	87	76	116	145	\$174,900	\$289,900	\$245,000	40.1%	-15.5%	\$297,000	\$242,000

ALL HOMES ON MARKET (includes rural)			
Area	Active 6/1/07	Active 6/1/08	% Change
Ashland	373	385	3%
Talent	82	75	-9%
Phoenix	52	63	21%
Jacksonville	105	104	-1%
West Medford	432	298	-31%
East Medford	619	515	-17%
Central Point	341	291	-15%
White City	114	100	-12%
Eagle Point	253	206	-19%
Shady Cove/Trail	83	82	-1%
Gold Hill & Rogue River	199	202	2%
Other Areas			
Jackson County	129	152	18%
COUNTY TOTALS	2782	2473	-11%

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.