

Apr-12	RUN DATE 5/03/12								
J		117							
F		116							
M		150							
A		214							
M		190							
J		215							
J		177							
A		155							
S		177							
O		144							
N		157							
D		177							
J		124							
F		124							
M	*	182							
A		173							
M		189							
J		186							
J		179							
A		160							
S		155							
O		157							
N		164							
D		152							
J		138							
F		167							
M	*	176							
A		200							
M									
J									
J									
A									
S									
O									
N									
D									



Jackson County, Oregon

HIGHER HOME PRICES, HAPPY DAYS ARE HEAR AGAIN,

We have had four consecutive months of increases in number of home sales and higher home prices. Those who bought a house last year now have 5% more equity. Prices are up in all major areas of the County except Ashland. Urban home sales are 15.61% above last year for the same time period. April had the biggest price increase of 18.9 % above April of last year. Although Ashland's median price is just about 100K above the Counties median price, it remains 7.1% below last year. The number of homes sold in Ashland is 43.1% above last year. The big winner is Central Point with 6.9% increase in median price and 47.44% increase in number of homes sold. New home sales have also increased over last year.

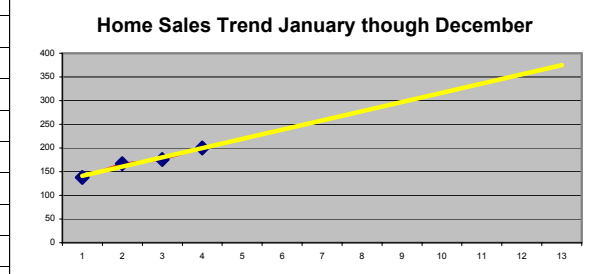
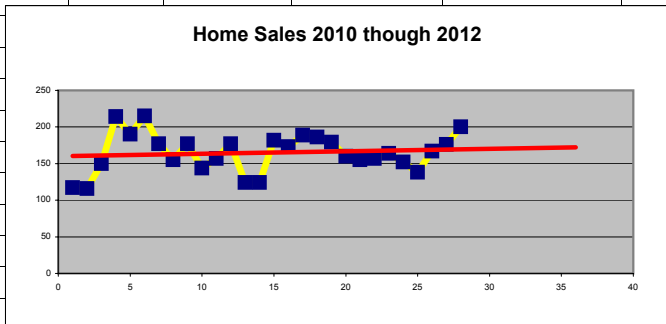
Active number of urban homes listed for sale continues to decrease. Active listings in the four major urban areas is 430, this is a decrease of 42% from last year.

NEW HOME SALES

	2011	2012	Change
No. Sales	16	28	75.00%
Median Price	\$ 180,950	\$ 197,950	9.39%

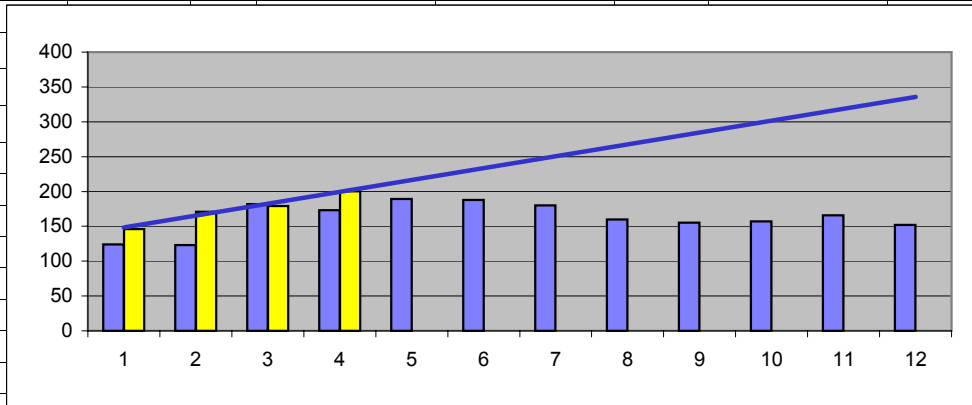
RURAL HOME SALES

	2011	2012	Change
No. Sales	118	136	15.3%
Median Price	\$ 250,000	\$ 210,000	-16.0%



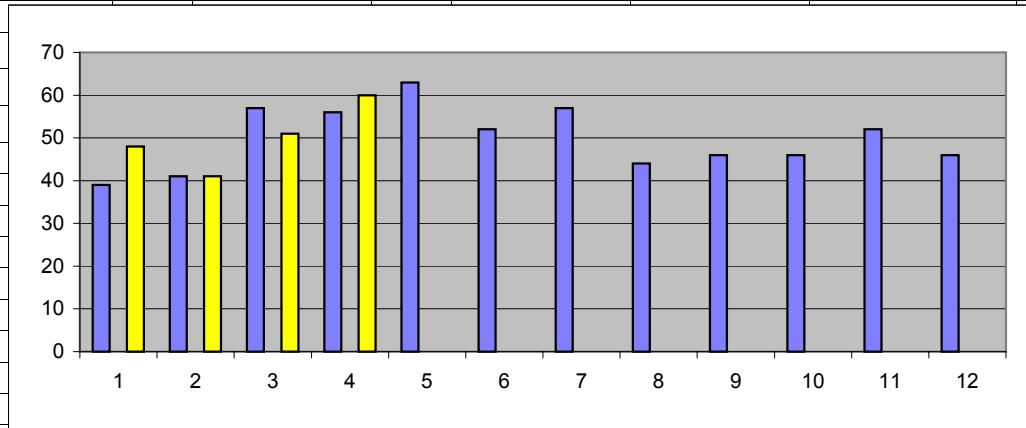
www.roywrightappraisal.com

JACKSON COUNTY				Year	Year		
				2011	2012		
Year to Date Median Price				\$ 147,500	\$ 155,000	\$ 7,500	5.1%
				2011	2012	CHANGE	%^
MEDIAN HOME PRICE, April				\$ 142,000	\$ 168,900	\$ 26,900	18.9%
<u>DOM</u>				<u>108</u>	<u>94</u>		
			<u>2011</u>	<u>2012</u>		<u>CHANGE</u>	
JANUARY			124	146	22	17.74%	
FEBRUARY			123	171	48	39.02%	
MARCH			182	179	-3	-1.65%	
APRIL			173	200	27	15.61%	
MAY			189				
JUNE			188				
JULY			180				
AUGUST			160				
September			155				
October			157				
November			166				
December			152				
Total			602	696	94	15.61%	

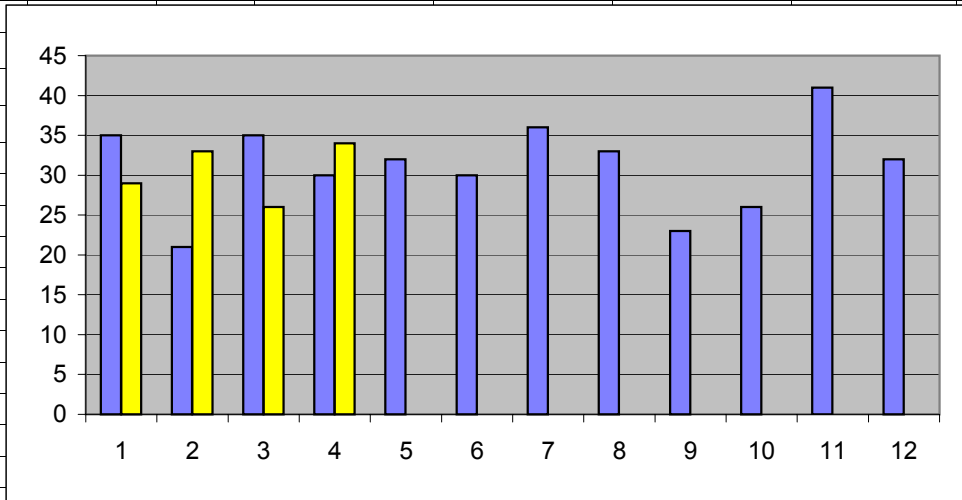


Short sales- 90 + REO - 212= 302 or 61.3% of all urban home sales.

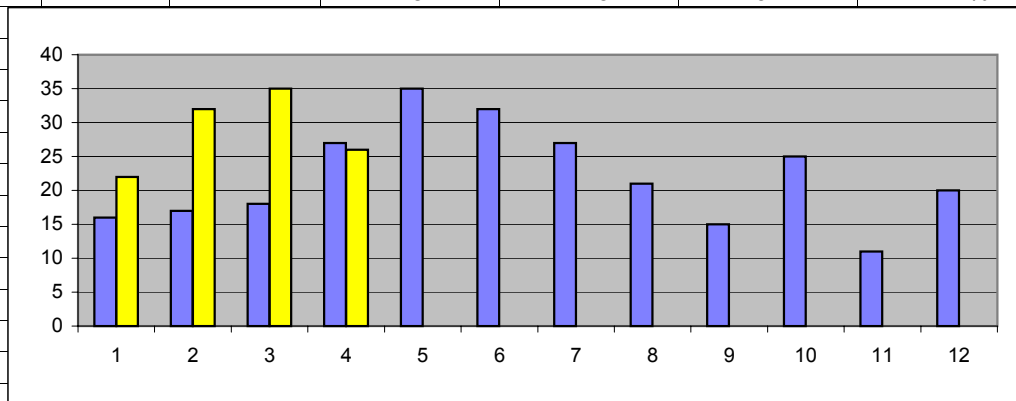
East Medford							
		2011		2012			
Year to Date:		\$	168,000	\$	169,700	\$	1,700
			2010		2011	CHANGE	%^
MEDIAN HOME PRICE, April		\$	160,000	\$	178,500	\$18,500	11.6%
		DOM	135		83		
		2011		2012		CHANGE	
JANUARY			39		48	9	23.08%
FEBRUARY			41		41	0	0.00%
MARCH			57		51	-6	-10.53%
APRIL			56		60	4	7.14%
MAY			63				
JUNE			52				
JULY			57				
AUGUST			44				
SEPTEMBER			46				
OCTOBER			46				
NOVEMBER			52				
DECEMBER			46				
TOTAL			193		200	7	3.63%



West Medford							
Year to Date			\$ 105,000	\$ 114,950		\$ 9,950	9.5%
			2011	2012		CHANGE	% [^]
MEDIAN HOME PRICE: April			107,500	115,000		\$7,500	7%
		DOM	92	50			
			<u>2011</u>	<u>2012</u>	<u>^</u>	<u>CHANGE</u>	
JANUARY			35	29	-6	-17%	
FEBRUARY			21	33	12	57%	
MARCH			35	26	-9	-26%	
APRIL			30	34	4	13%	
MAY			32				
JUNE			30				
JULY			36				
AUGUST			33				
SEPTEMBER			23				
OCTOBER			26				
NOVEMBER			41				
DECEMBER			32				
TOTAL			121	122	1	1%	



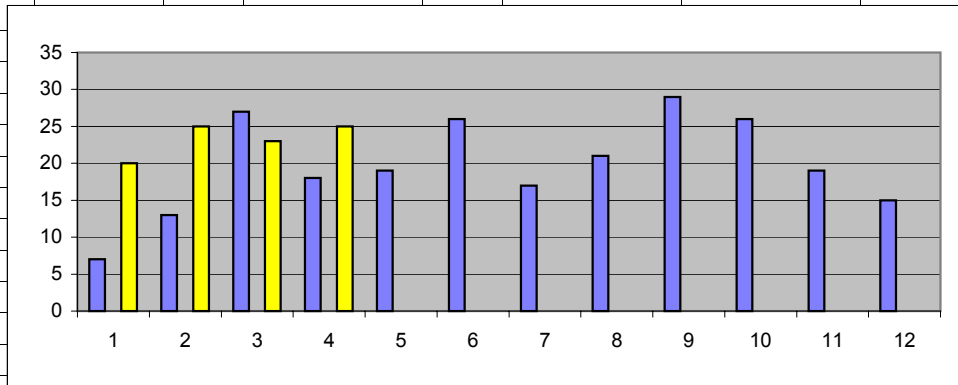
CENTRAL POINT		<u>2011</u>	<u>2012</u>		
Year to Date		\$ 130,000	\$ 139,000	\$9,000	6.9%
				CHANGE	%^
MEDIAN HOME PRICE: April		\$ 120,000	\$ 139,260	\$19,260	16.1%
DOM		88	147		
				CHANGE	%CHANGE
		2011	2012		
JANUARY		16	22	6	37.50%
FEBRUARY		17	32	15	88.24%
MARCH		18	35	17	94.44%
APRIL		27	26	-1	-3.70%
MAY		35			
JUNE		32			
JULY		27			
August		21			
SEPTEMBER		15			
OCTOBER		25			
NOVEMBER		11			
DECEMBER		20			
TOTAL		78	115	37	47.44%



EAGLE POINT						
Year to Date		\$ 170,000	\$ 187,500	\$ 17,500	10.3%	
MEDIAN HOME PRICE: April		2011	2012	CHANGE	%^	
		\$ 151,023	\$ 265,000	\$ 113,977	75.5%	
DOM		129	114			
		2011	2012	CHANGE		
JANUARY		6	10	4	66.7%	
FEBRUARY		8	9	1	12.5%	
MARCH		14	11	-3	-21.4%	
APRIL		14	9	-5	-35.7%	
MAY		14				
JUNE		14				
July		9				
August		11				
September		7				
October		7				
November		9				
December		8				
TOTAL		42	39	-3	-7.1%	

Month	2011	2012
1	6	10
2	8	9
3	14	11
4	14	9
5	14	
6	14	
7	9	
8	11	
9	7	
10	7	
11	9	
12	8	

ASHLAND		2011	2012		
Year to Date		\$ 285,000	\$ 264,900	\$ (20,100)	-7.1%
				CHANGE	%^
MEDIAN HOME PRICE: April		\$ 316,000	\$ 285,000	\$ (31,000.00)	-9.8%
DOM		110	124		
		2011	2012	Change	CHANGE
JANUARY		7	20	13	185.7%
FEBRUARY		13	25	12	92.3%
MARCH		27	23	-4	-14.8%
APRIL		18	25	7	38.9%
MAY		19			
JUNE		26			
July		17			
AUGUST		21			
SEPTEMBER		29			
OCTOBER		26			
NOVEMBER		19			
DECEMBER		15			
TOTAL		65	93	28	43.1%



INVENTORY		Run Date May 2 @ 3:50 AM			
		<u>2011</u>	<u>2012</u>	<u>CHANGE</u>	<u>"% CHANGE</u>
EAST MEDFORD		300	161	-139	-46%
WEST MEDFORD		140	90	-50	-36%
CENTRAL POINT		110	52	-58	-53%
ASHLAND		194	127	-67	-35%
TOTAL		744	430	-314	-42%
County		1,115	615	-500	-45%

