

**EXISTING HOME SALES - June 1, 2011 through August 31, 2011**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2010 vs Aug 2011	
	# Sold 2010	# Sold 2011	Average 2010	Average 2011	Median \$ 2006	Median \$ 2010	Median \$ 2011	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	83	61	114	124	\$445,000	\$285,000	\$279,000	-37.3%	-2.1%	\$268,000	\$315,000
Talent	8	18	40	108	\$280,000	\$178,250	\$217,250	-22.4%	21.9%	N/A	\$217,000
Phoenix	12	15	125	196	\$245,500	\$191,950	\$145,000	-40.9%	-24.5%	N/A	\$146,500
Jacksonville	6	13	238	170	\$426,250	\$342,500	\$260,000	-39.0%	-24.1%	N/A	N/A
Northwest Medford	11	11	73	90	N/A	\$130,000	\$100,900	N/A	-22.4%	N/A	\$100,000
West Medford	49	48	91	37	\$200,000	\$102,000	\$90,275	-54.9%	-11.5%	\$109,900	\$112,500
Southwest Medford	25	22	70	53	\$268,500	\$172,000	\$144,500	-46.2%	-16.0%	\$157,000	\$152,000
East Medford	157	145	101	118	\$286,250	\$199,000	\$172,000	-39.9%	-13.6%	\$212,900	\$171,500
Central Point	72	83	102	95	\$248,250	\$152,250	\$136,500	-45.0%	-10.3%	\$167,000	\$141,200
White City	18	21	68	72	\$219,500	\$95,900	\$85,548	-61.0%	-10.8%	\$104,400	\$118,500
Eagle Point	34	31	102	71	\$275,000	\$160,000	\$149,900	-45.5%	-6.3%	\$155,000	\$193,000
Shady Cove / Trail	5	3	90	67	\$241,500	\$125,000	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	16	13	156	212	\$240,000	\$113,000	\$134,900	-43.8%	19.4%	\$81,500	N/A
<b>COUNTY TOTALS</b>	<b>497</b>	<b>485</b>	<b>102</b>	<b>104</b>	<b>\$274,700</b>	<b>\$170,000</b>	<b>\$155,000</b>	<b>-43.6%</b>	<b>-8.8%</b>	<b>\$171,875</b>	<b>\$165,000</b>

**NEW HOME SALES - June 1, 2011 through August 31, 2011**

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31					Aug 2010 vs Aug 2011	
	# Sold 2010	# Sold 2011	Average 2010	Average 2011	Median \$ 2006	Median \$ 2010	Median \$ 2011	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	1	158	N/A	\$469,000	\$425,000	N/A	N/A	N/A	N/A	N/A
Talent	1	2	N/A	N/A	N/A	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	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	2	7	N/A	100	\$201,248	N/A	\$169,000	-16.0%	N/A	N/A	\$188,500
Southwest Medford	2	4	N/A	68	\$324,400	N/A	\$200,500	-38.2%	N/A	N/A	N/A
East Medford	9	5	152	106	\$447,450	\$216,500	\$300,000	-33.0%	38.6%	N/A	N/A
Central Point	1	2	N/A	N/A	\$383,333	N/A	N/A	N/A	N/A	N/A	N/A
White City	7	3	86	54	\$235,875	\$161,700	N/A	N/A	N/A	N/A	N/A
Eagle Point	9	3	106	132	\$374,250	\$224,900	N/A	N/A	N/A	N/A	N/A
Shady Cove / Trail	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>COUNTY TOTALS</b>	<b>40</b>	<b>29</b>	<b>142</b>	<b>158</b>	<b>\$369,650</b>	<b>\$215,750</b>	<b>\$204,000</b>	<b>-44.8%</b>	<b>-5.4%</b>	<b>\$213,950</b>	<b>\$206,500</b>

**ALL HOMES ON MARKET (includes rural)**

Area	Active 08/31/10	Active 08/31/11	% Change
Ashland	351	286	-18.5%
Talent	68	55	-19.1%
Phoenix	57	26	-54.4%
Jacksonville	98	99	1.0%
Northwest Medford	43	27	-37.2%
West Medford	139	85	-38.8%
Southwest Medford	143	71	-50.3%
East Medford	441	324	-26.5%
Central Point	232	148	-36.2%
White City	81	58	-28.4%
Eagle Point	157	115	-26.8%
Shady Cove / Trail	90	63	-30.0%
Gold Hill & Rogue River	172	142	-17.4%
Other Areas	129	104	-19.4%
<b>COUNTY TOTALS</b>	<b>2201</b>	<b>1603</b>	<b>-27.2%</b>

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 - June 1, 2011 through August 31, 2011**

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31			Aug 2010 vs Aug 2011	
	# Sold 2010	# Sold 2011	Average 2010	Average 2011	Median \$ 2010	Median \$ 2011	1-year % Change	Median \$	Median \$
Ashland	10	9	105	126	\$125,500	\$214,000	70.5%	\$115,000	N/A
Talent	2	5	N/A	236	N/A	\$229,000	N/A	N/A	N/A
Phoenix	5	7	114	261	\$125,000	\$115,000	-8.0%	N/A	N/A
Jacksonville	1	5	N/A	279	N/A	\$305,000	N/A	N/A	N/A
Northwest Medford	6	9	67	37	\$109,750	\$100,900	-8.1%	N/A	\$114,000
West Medford	35	27	89	38	\$92,500	\$79,394	-14.2%	\$87,250	N/A
Southwest Medford	16	13	85	65	\$154,500	\$117,000	-24.3%	\$149,000	\$141,214
East Medford	57	61	73	98	\$152,000	\$165,000	8.6%	\$153,500	\$138,000
Central Point	37	50	94	103	\$140,000	\$131,500	-6.1%	\$155,000	\$133,000
White City	14	18	78	83	\$93,180	\$85,524	-8.2%	N/A	\$118,500
Eagle Point	18	21	69	77	\$152,500	\$143,500	-5.9%	\$169,900	\$201,500
Shady Cove / Trail	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	10	8	191	177	\$91,700	\$148,375	61.8%	\$81,500	N/A
<b>COUNTY TOTALS</b>	<b>213</b>	<b>235</b>	<b>88</b>	<b>101</b>	<b>\$130,000</b>	<b>\$134,900</b>	<b>3.8%</b>	<b>\$123,000</b>	<b>\$141,000</b>

**EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - June 1, 2011 through August 31, 2011**

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Jun 1 - Aug 31							Jun 1 - Aug 31				Jun 1 - Aug 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
Ashland	52	85.2%	7	11.5%	2	3.3%	61	123	85	N/A	124	\$292,173	\$214,000	N/A	\$279,000
Talent	13	72.2%	1	5.6%	4	22.2%	18	59	N/A	281	108	\$217,000	N/A	\$212,000	\$217,250
Phoenix	8	53.3%	3	20.0%	4	26.7%	15	139	N/A	415	196	\$165,000	N/A	\$146,500	\$145,000
Jacksonville	8	61.5%	2	15.4%	3	23.1%	13	102	N/A	N/A	170	\$227,013	N/A	N/A	\$260,000
Northwest Medford	2	18.2%	6	54.5%	3	27.3%	11	N/A	35	N/A	90	N/A	\$104,339	N/A	\$100,900
West Medford	21	43.8%	23	47.9%	4	8.3%	48	36	27	100	37	\$105,000	\$73,500	\$137,500	\$90,275
Southwest Medford	9	40.9%	7	31.8%	6	27.3%	22	34	43	92	53	\$168,000	\$109,200	\$137,000	\$144,500
East Medford	84	57.9%	37	25.5%	24	16.6%	145	133	41	187	118	\$184,500	\$160,700	\$192,950	\$172,000
Central Point	33	39.8%	32	38.6%	18	21.7%	83	83	37	219	95	\$143,000	\$128,638	\$135,000	\$136,500
White City	3	14.3%	11	52.4%	7	33.3%	21	N/A	51	134	72	N/A	\$80,100	\$110,000	\$85,548
Eagle Point	10	32.3%	12	38.7%	9	29.0%	31	58	42	123	71	\$193,250	\$134,200	\$181,000	\$149,900
Shady Cove / Trail	2	66.7%	1	33.3%	0	0.0%	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	5	38.5%	6	46.2%	2	15.4%	13	266	88	N/A	212	\$105,000	\$136,950	N/A	\$134,900
<b>COUNTY TOTALS</b>	<b>250</b>	<b>51.5%</b>	<b>149</b>	<b>30.7%</b>	<b>86</b>	<b>17.7%</b>	<b>485</b>	<b>107</b>	<b>44</b>	<b>198</b>	<b>104</b>	<b>\$183,350</b>	<b>\$123,000</b>	<b>\$149,500</b>	<b>\$155,000</b>

**ALL HOMES ON MARKET (including rural) - 08/31/11**

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
Ashland	256	89.5%	12	4.2%	18	6.3%	286
Talent	48	87.3%	2	3.6%	5	9.1%	55
Phoenix	20	76.9%	1	3.8%	5	19.2%	26
Jacksonville	92	92.9%	1	1.0%	6	6.1%	99
Northwest Medford	17	63.0%	3	11.1%	7	25.9%	27
West Medford	51	60.0%	6	7.1%	28	32.9%	85
Southwest Medford	56	78.9%	2	2.8%	13	18.3%	71
East Medford	237	73.1%	15	4.6%	72	22.2%	324
Central Point	105	70.9%	7	4.7%	36	24.3%	148
White City	42	72.4%	1	1.7%	15	25.9%	58
Eagle Point	91	79.1%	2	1.7%	22	19.1%	115
Shady Cove / Trail	54	85.7%	7	11.1%	2	3.2%	63
Gold Hill & Rogue River	127	89.4%	3	2.1%	12	8.5%	142
Other Areas	94	90.4%	3	2.9%	7	6.7%	104
<b>COUNTY TOTALS</b>	<b>1290</b>	<b>80.5%</b>	<b>65</b>	<b>4.1%</b>	<b>248</b>	<b>15.5%</b>	<b>1603</b>

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.