

## Josephine County Residential Market Trends

August 2013

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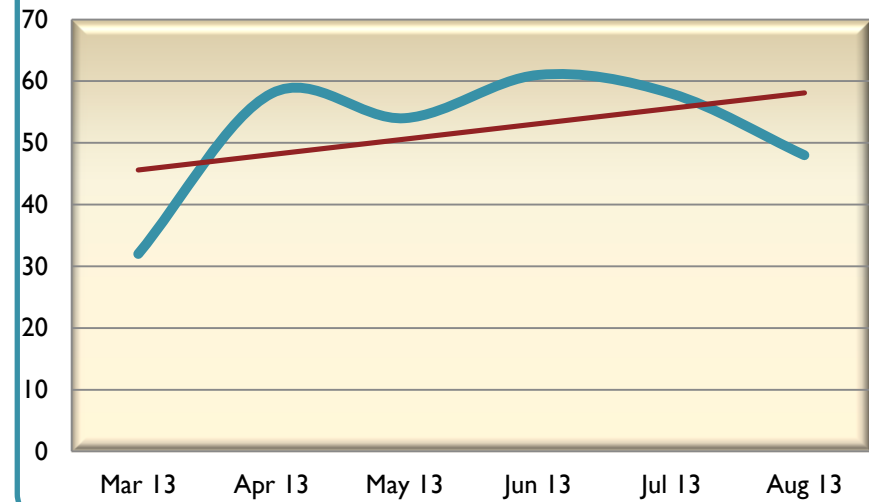
Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

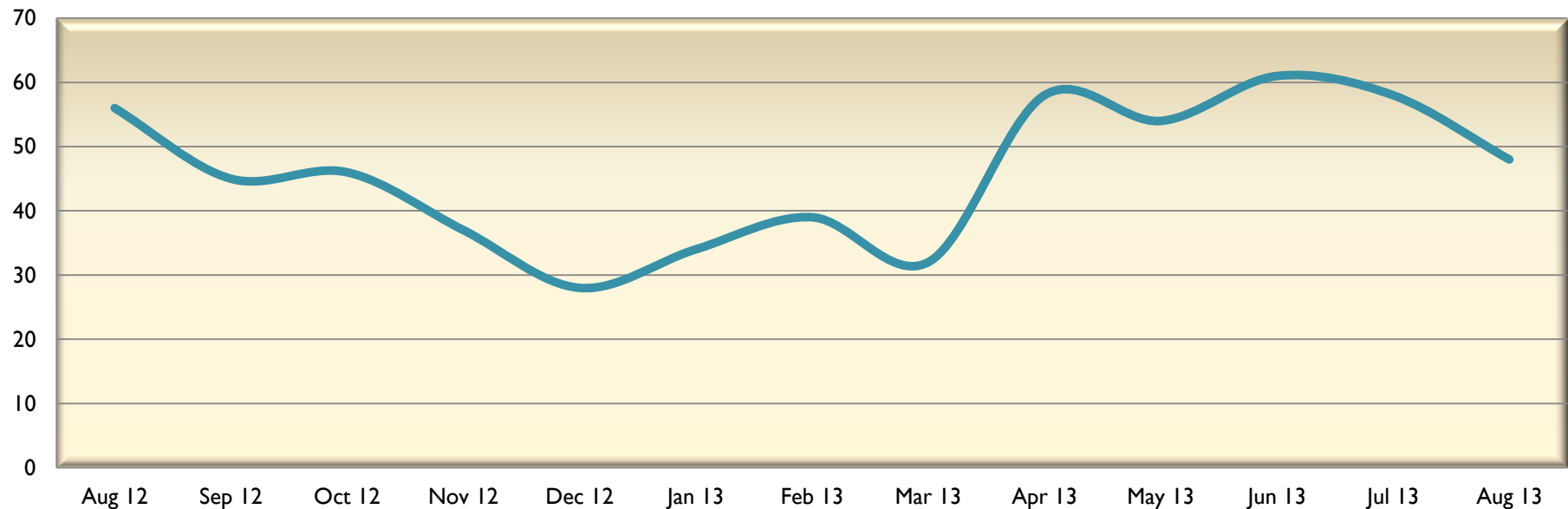
## Pending Sales

Area	Aug 12	Aug 13	Change
NW Grants Pass	10	3	-70.0%
NE Grants Pass	8	8	0.0%
SW Grants Pass	10	13	30.0%
SE Grants Pass	5	3	-40.0%
UGB Redwood	8	9	12.5%
Fruitdale	0	2	N/A
UGB Fruitdale	9	6	-33.3%
UGB Williams Hwy	3	4	33.3%
Cave Junction	3	0	-100.0%
<b>COUNTY TOTALS</b>	<b>56</b>	<b>48</b>	<b>-14.3%</b>

### Six Month Trend

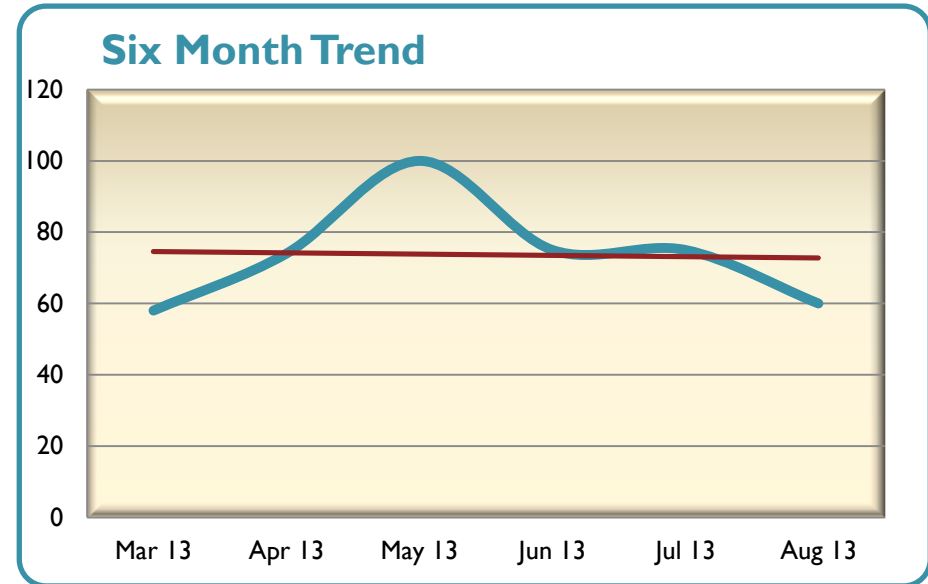


### Yearly Snapshot: Pending Sales

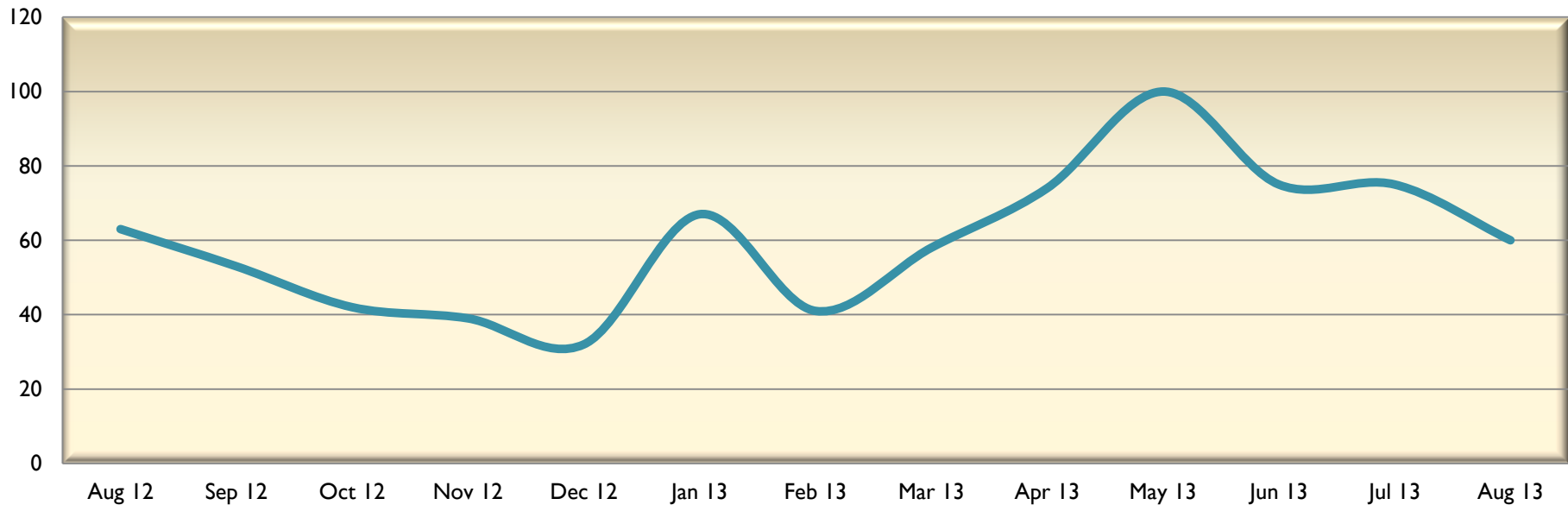


## New Listings

Area	Aug 12	Aug 13	Change
NW Grants Pass	8	13	62.5%
NE Grants Pass	8	13	62.5%
SW Grants Pass	14	7	-50.0%
SE Grants Pass	3	5	66.7%
UGB Redwood	10	9	-10.0%
Fruitdale	4	3	-25.0%
UGB Fruitdale	8	4	-50.0%
UGB Williams Hwy	3	4	33.3%
Cave Junction	5	2	-60.0%
<b>COUNTY TOTALS</b>	<b>63</b>	<b>60</b>	<b>-4.8%</b>

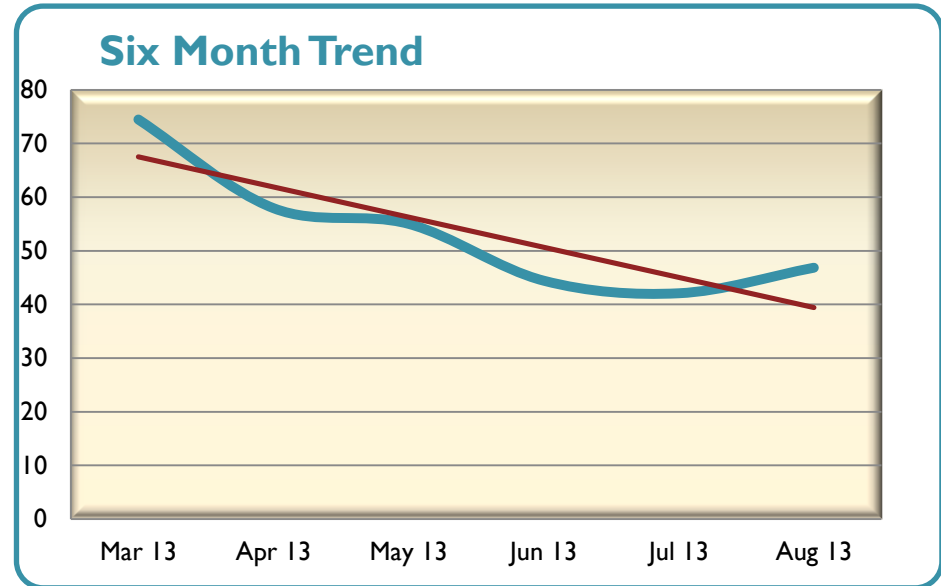


## Yearly Snapshot: New Listings

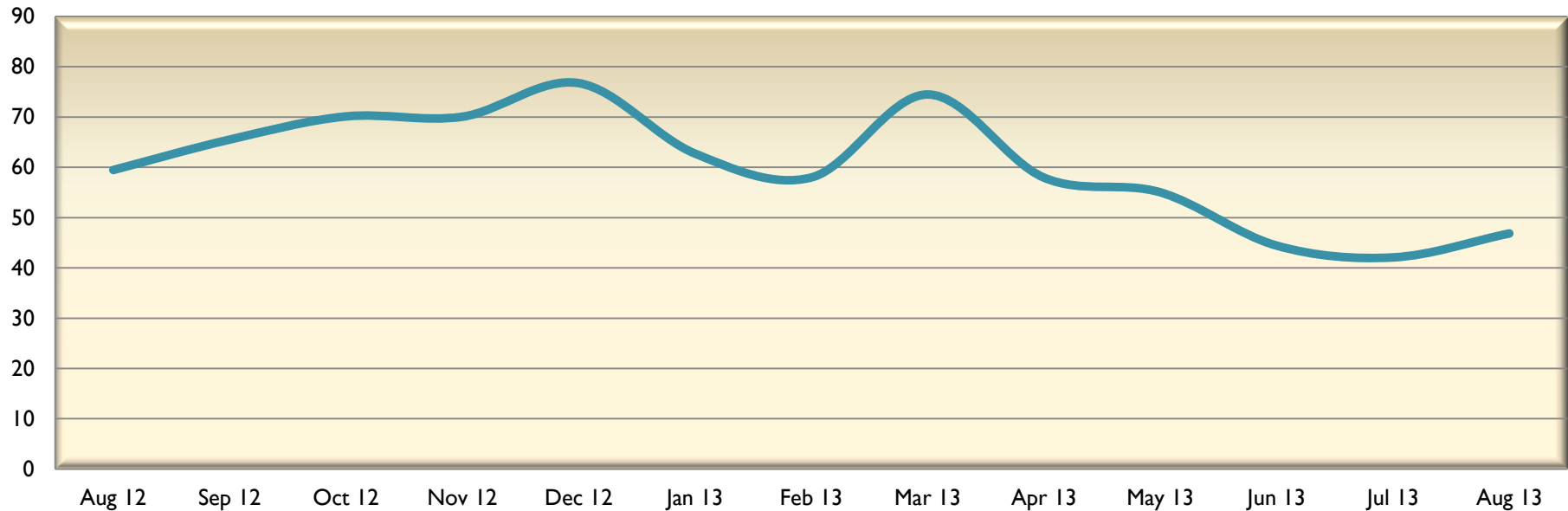


## Average Days on Market

Area	Aug 12	Aug 13	Change
NW Grants Pass	47	81	73.3%
NE Grants Pass	95	22	-77.3%
SW Grants Pass	44	72	63.2%
SE Grants Pass	17	55	225.9%
UGB Redwood	155	39	-75.0%
Fruitdale	288	62	-78.4%
UGB Fruitdale	161	108	-33.2%
UGB Williams Hwy	494	49	-90.1%
Cave Junction	14	57	307.1%
<b>COUNTY TOTALS</b>	<b>59</b>	<b>47</b>	<b>-21.2%</b>

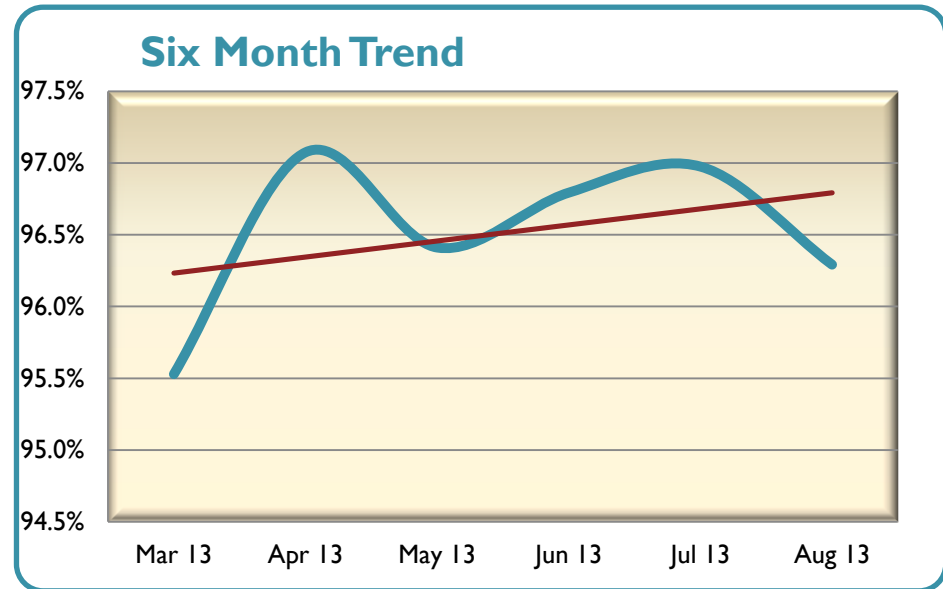


## Yearly Snapshot: Average Days on Market

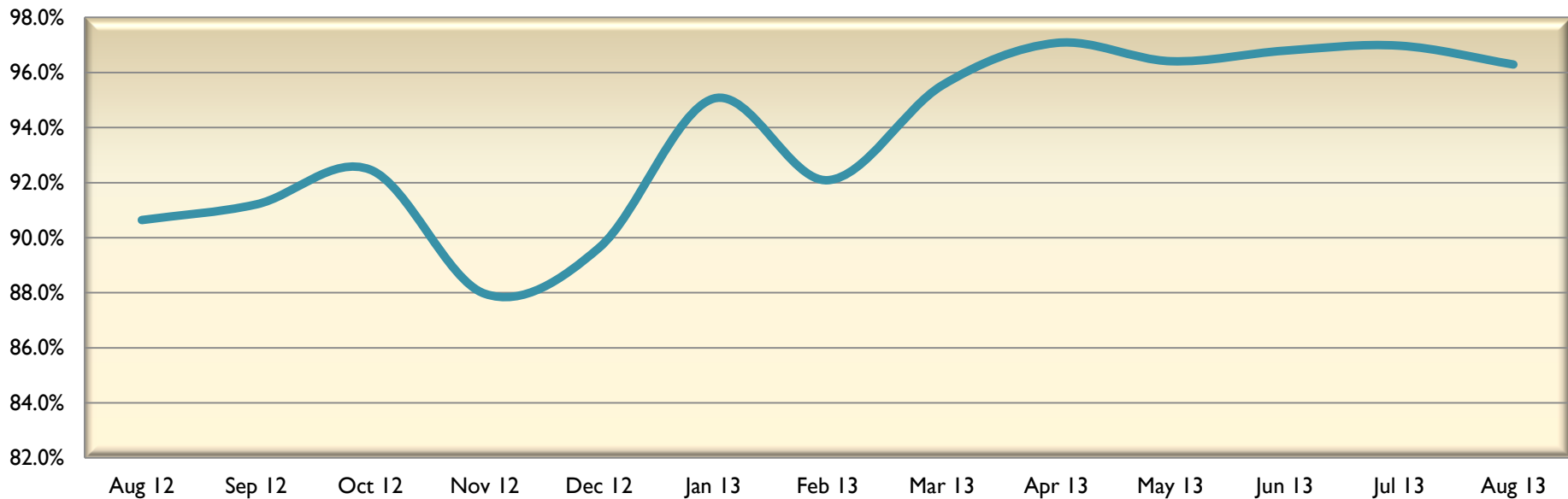


## Original List Price vs Selling Price

Area	Aug 12	Aug 13	Change
NW Grants Pass	93.2%	93.5%	0.4%
NE Grants Pass	89.7%	99.1%	10.5%
SW Grants Pass	89.9%	105.9%	17.8%
SE Grants Pass	95.5%	94.5%	-1.0%
UGB Redwood	90.3%	98.1%	8.7%
Fruitdale	69.3%	95.6%	38.0%
UGB Fruitdale	93.7%	93.5%	-0.2%
UGB Williams Hwy	92.6%	96.8%	4.5%
Cave Junction	84.3%	91.5%	8.6%
<b>COUNTY TOTALS</b>	<b>90.6%</b>	<b>96.3%</b>	<b>6.2%</b>

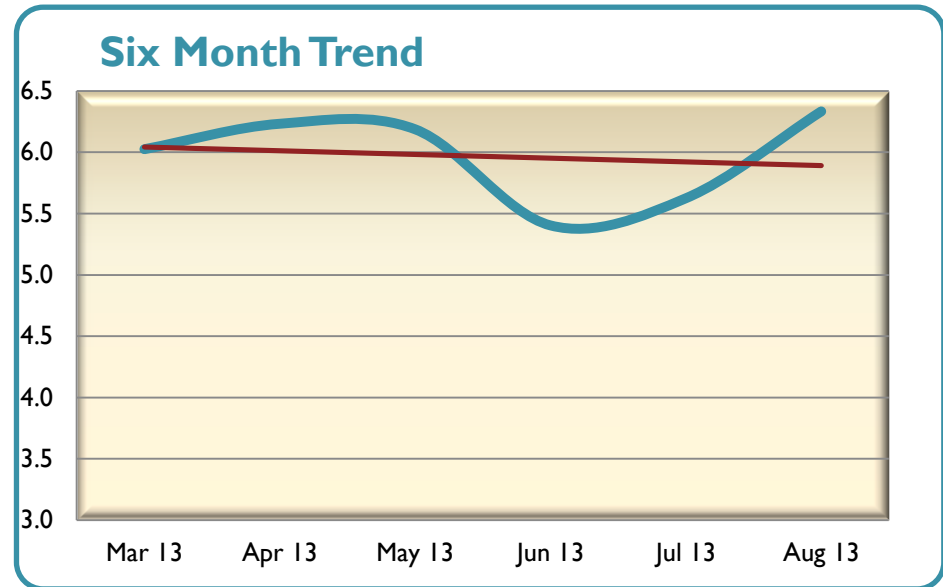


## Yearly Snapshot: Original List Price vs Selling Price

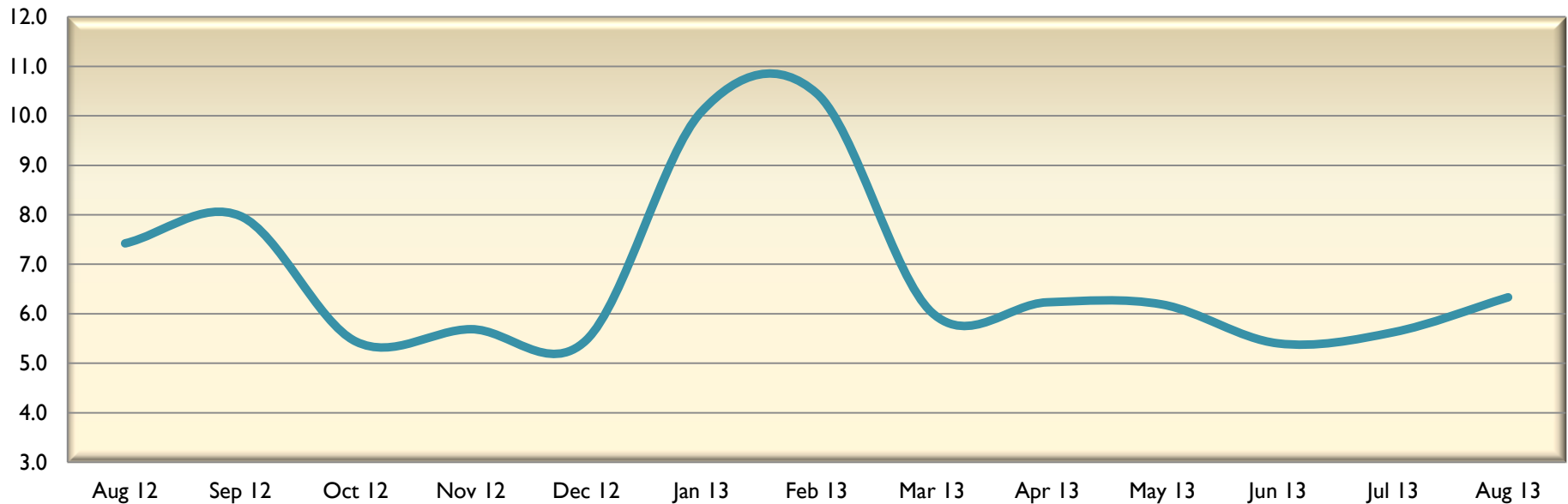


## Available Homes per Buyer

Area	Aug 12	Aug 13	Change
NW Grants Pass	5.3	8.1	52.7%
NE Grants Pass	6.6	9.0	37.0%
SW Grants Pass	6.9	6.7	-2.3%
SE Grants Pass	33.0	2.0	-93.9%
UGB Redwood	6.7	6.3	-5.0%
Fruitdale	7.0	6.0	-14.3%
UGB Fruitdale	5.9	4.8	-17.5%
UGB Williams Hwy	16.0	9.0	-43.8%
Cave Junction	25.0	23.0	-8.0%
<b>COUNTY TOTALS</b>	<b>7.4</b>	<b>6.3</b>	<b>-14.7%</b>

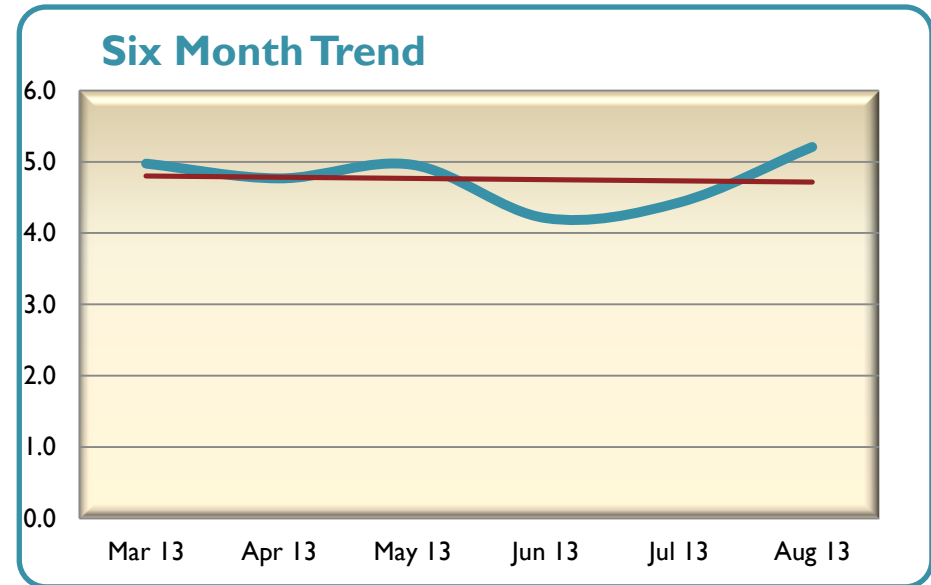


## Yearly Snapshot: Available Homes per Buyer

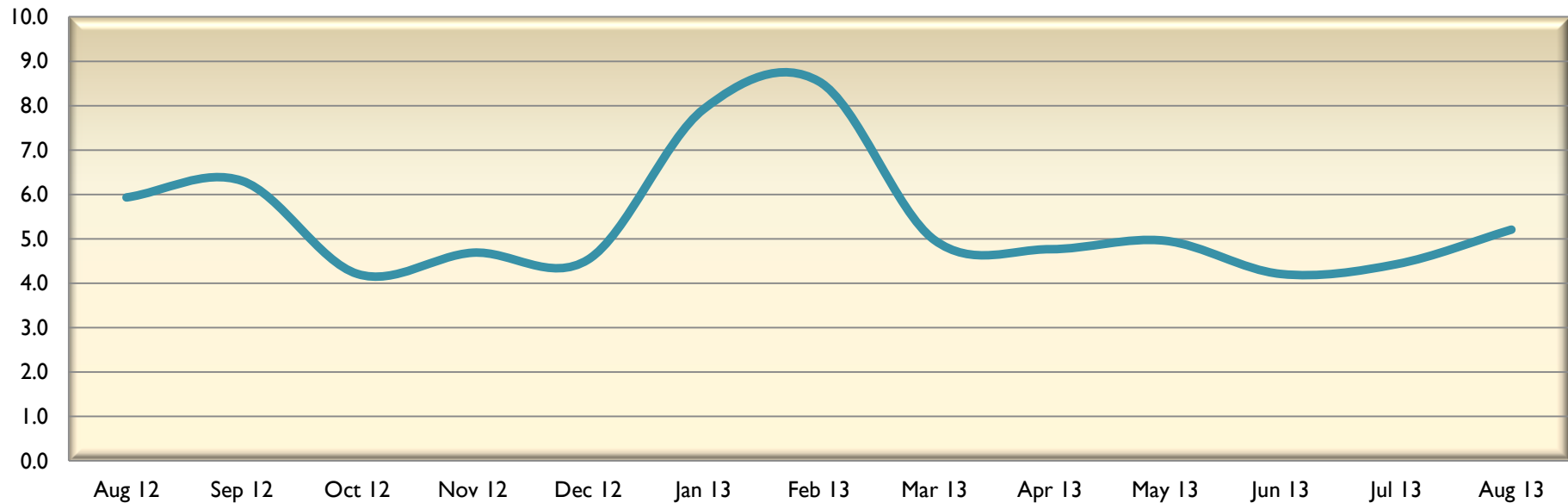


## Months Supply of Inventory

Area	Aug 12	Aug 13	Change
NW Grants Pass	4.3	7.4	74.8%
NE Grants Pass	5.3	7.4	40.0%
SW Grants Pass	5.5	5.0	-9.1%
SE Grants Pass	25.0	1.6	-93.6%
UGB Redwood	4.8	4.5	-6.9%
Fruitdale	7.0	5.3	-23.8%
UGB Fruitdale	4.7	3.8	-18.7%
UGB Williams Hwy	14.0	7.3	-47.6%
Cave Junction	20.0	22.0	10.0%
<b>COUNTY TOTALS</b>	<b>5.9</b>	<b>5.2</b>	<b>-12.2%</b>



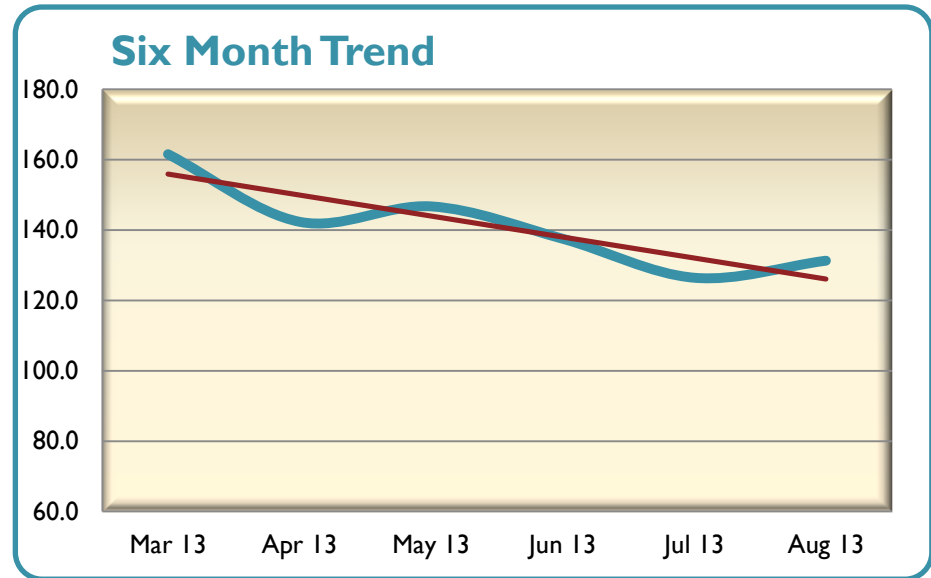
## Yearly Snapshot: Months Supply of Inventory



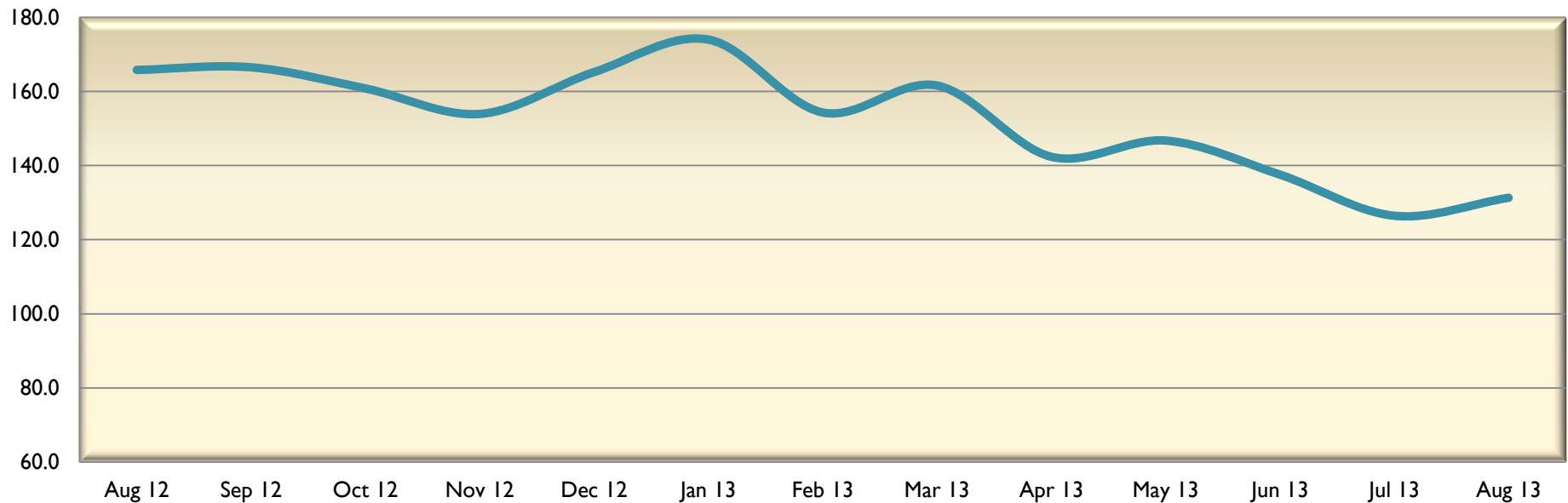
# Housing Affordability Index

Josephine County	Aug 12	Aug 13	Change
	165.8	131.3	-20.8%

The Housing Affordability Index (HAI) measures the ability of a family with median income to afford monthly mortgage payments on a median priced home. The HAI is calculated using the most recent census data for the area and average interest rates reported by Freddie Mac. Index values under 100 indicate less affordability, while values over 100 show increased affordability.



## Yearly Snapshot: Housing Affordability Index





# Keybox Activity Report

Keybox Accesses	Aug 12	Aug 13	Change
	7456	6698	-10.2%

