



## Josephine County Residential Market Trends

November 2013

 Pending Sales	.....2
 New Listings	.....3
 Average Days on Market	.....4
 Original List Price vs Selling Price	.....5
 Available Homes per Buyer	.....6
 Months Supply of Inventory	.....7
 Housing Affordability Index	.....8

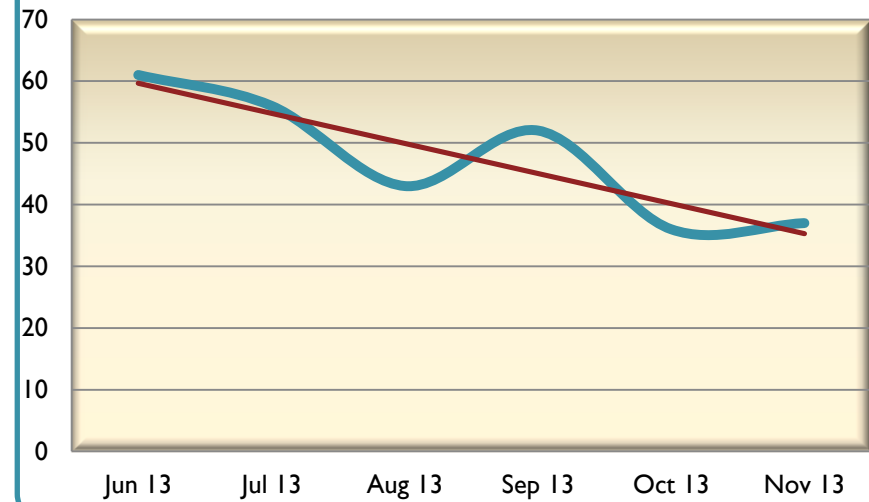
Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

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.

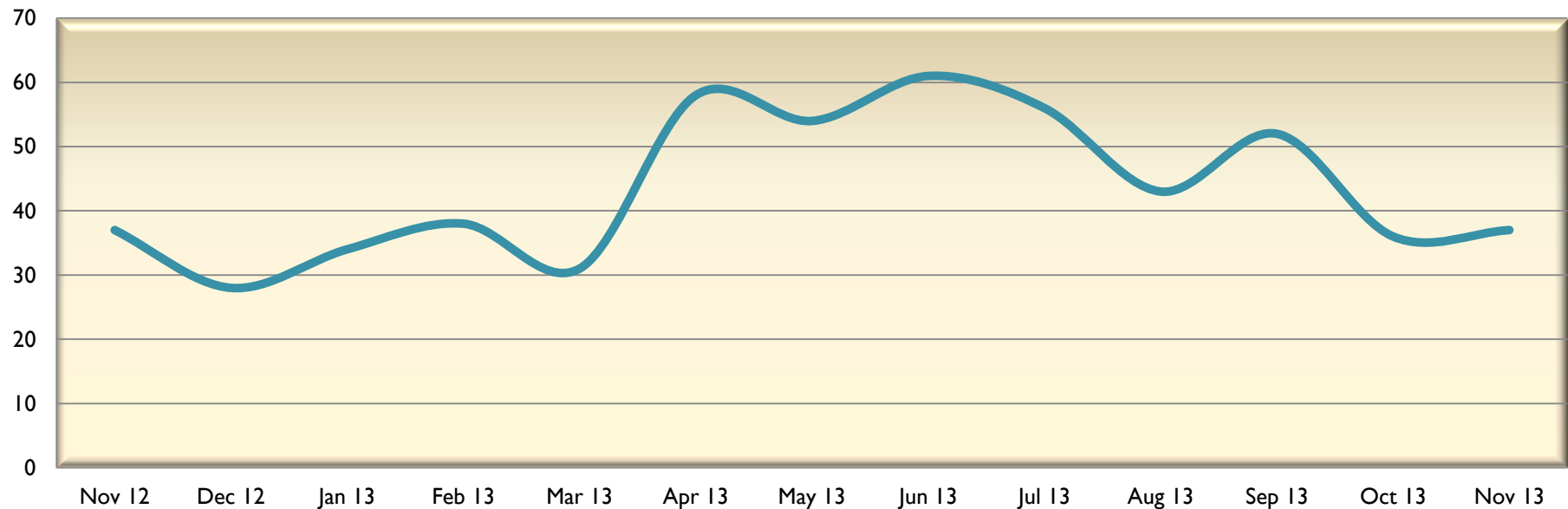
## Pending Sales

Area	Nov 12	Nov 13	Change
NW Grants Pass	3	7	133.3%
NE Grants Pass	9	3	-66.7%
SW Grants Pass	6	10	66.7%
SE Grants Pass	4	6	50.0%
UGB Redwood	5	1	-80.0%
Fruitdale	1	1	0.0%
UGB Fruitdale	5	5	0.0%
UGB Williams Hwy	3	2	-33.3%
Cave Junction	1	2	100.0%
<b>COUNTY TOTALS</b>	<b>37</b>	<b>37</b>	<b>0.0%</b>

### Six Month Trend

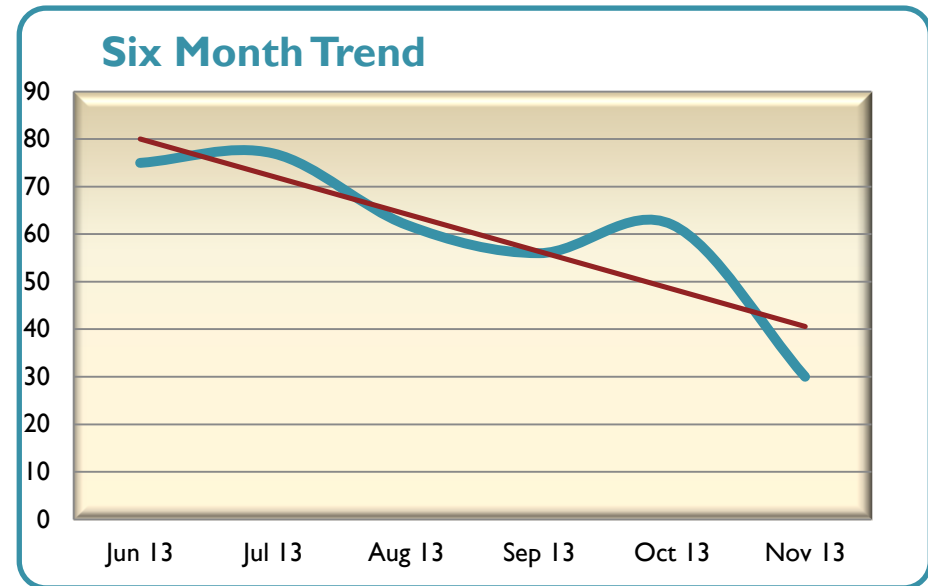


### Yearly Snapshot: Pending Sales

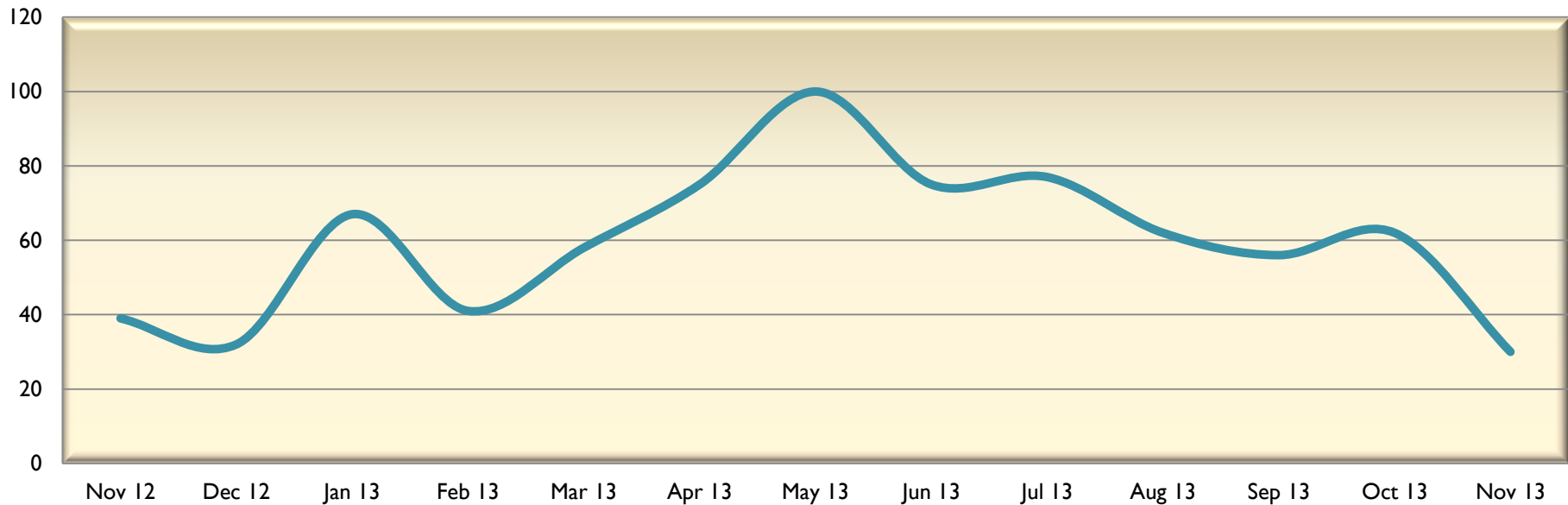


## New Listings

Area	Nov 12	Nov 13	Change
NW Grants Pass	5	5	0.0%
NE Grants Pass	8	6	-25.0%
SW Grants Pass	6	6	0.0%
SE Grants Pass	1	3	200.0%
UGB Redwood	5	6	20.0%
Fruitdale	3	1	-66.7%
UGB Fruitdale	6	2	-66.7%
UGB Williams Hwy	5	0	-100.0%
Cave Junction	0	1	N/A
<b>COUNTY TOTALS</b>	<b>39</b>	<b>30</b>	<b>-23.1%</b>

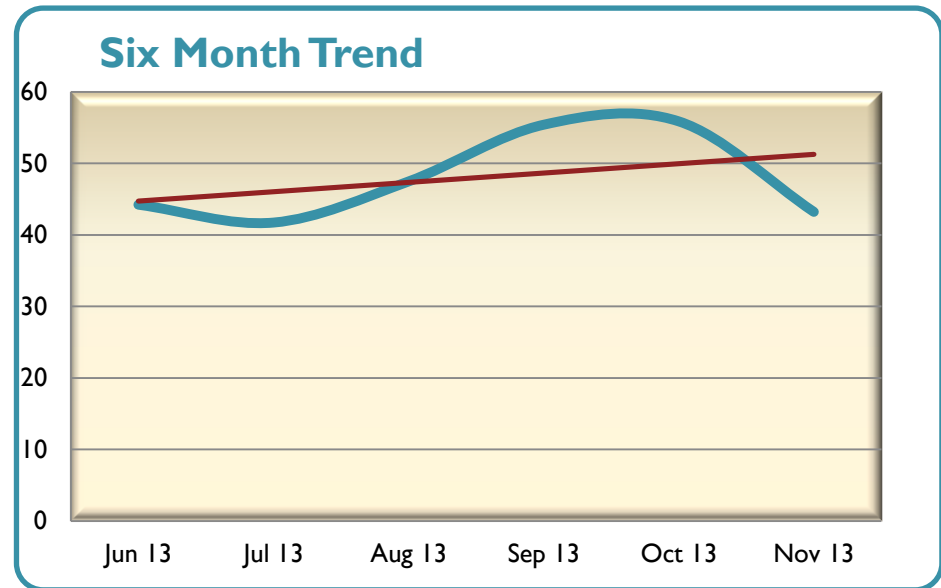


## Yearly Snapshot: New Listings

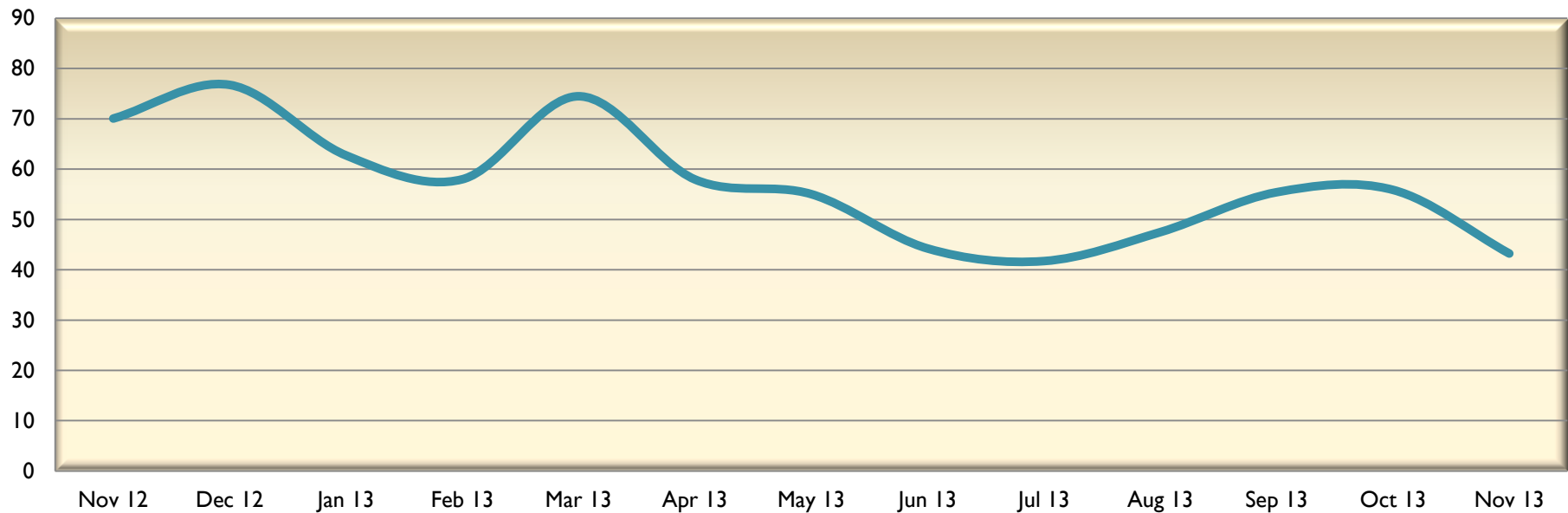


## Average Days on Market

Area	Nov 12	Nov 13	Change
NW Grants Pass	50	15	-69.5%
NE Grants Pass	74	25	-66.7%
SW Grants Pass	65	23	-64.4%
SE Grants Pass	63	83	32.0%
UGB Redwood	156	115	-26.3%
Fruitdale	N/A	245	N/A
UGB Fruitdale	44	545	1139.2%
UGB Williams Hwy	122	156	27.2%
Cave Junction	103	N/A	N/A
<b>COUNTY TOTALS</b>	<b>70</b>	<b>43</b>	<b>-38.3%</b>

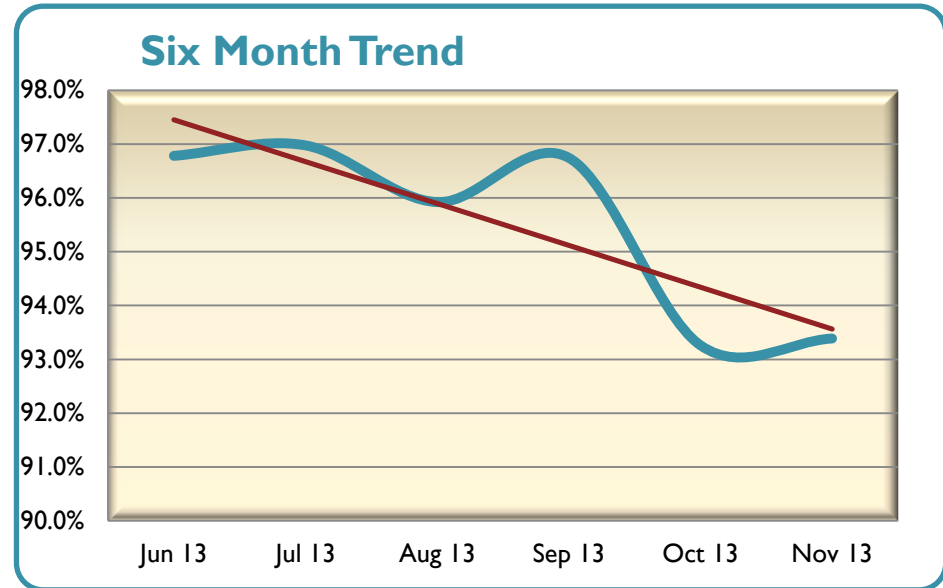


## Yearly Snapshot: Average Days on Market

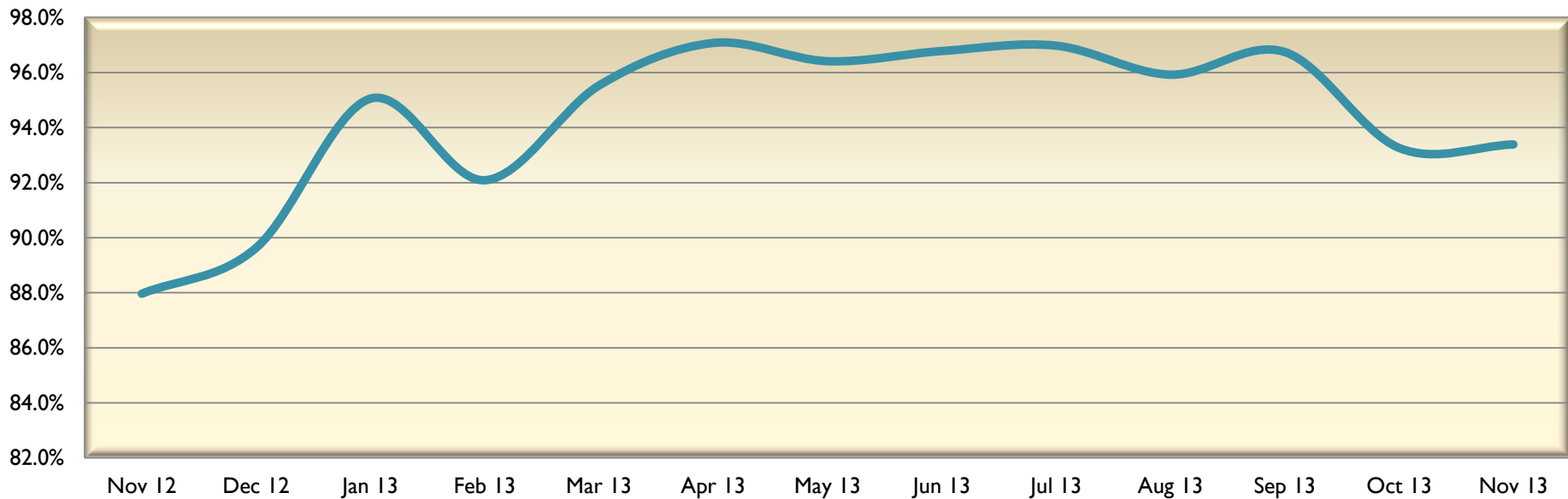


## Original List Price vs Selling Price

Area	Nov 12	Nov 13	Change
NW Grants Pass	90.6%	96.8%	6.8%
NE Grants Pass	87.7%	93.7%	6.8%
SW Grants Pass	83.3%	94.8%	13.7%
SE Grants Pass	91.6%	90.4%	-1.2%
UGB Redwood	84.0%	94.2%	12.2%
Fruitdale	N/A	90.8%	N/A
UGB Fruitdale	97.4%	92.8%	-4.7%
UGB Williams Hwy	90.7%	90.7%	0.0%
Cave Junction	91.6%	N/A	N/A
<b>COUNTY TOTALS</b>	<b>88.0%</b>	<b>93.4%</b>	<b>6.2%</b>

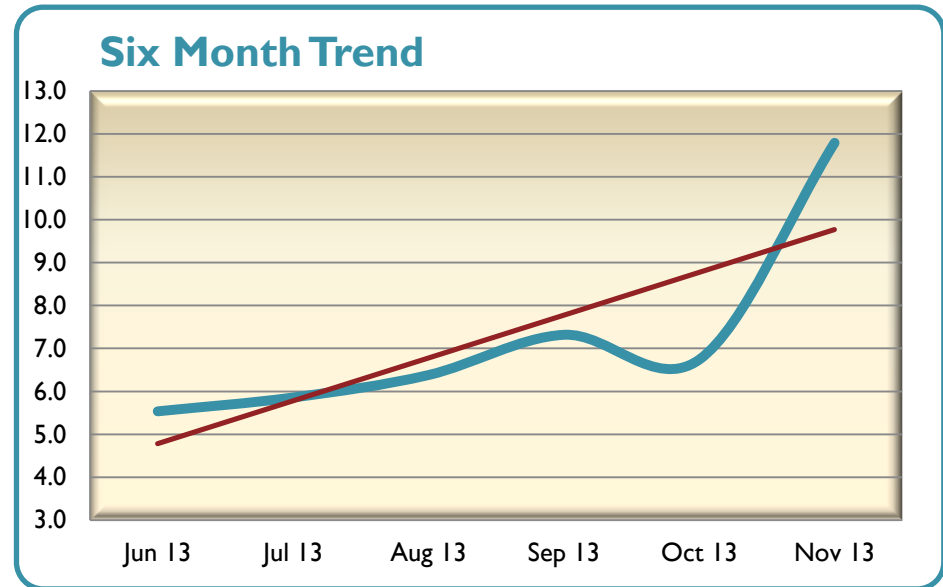


## Yearly Snapshot: Original List Price vs Selling Price

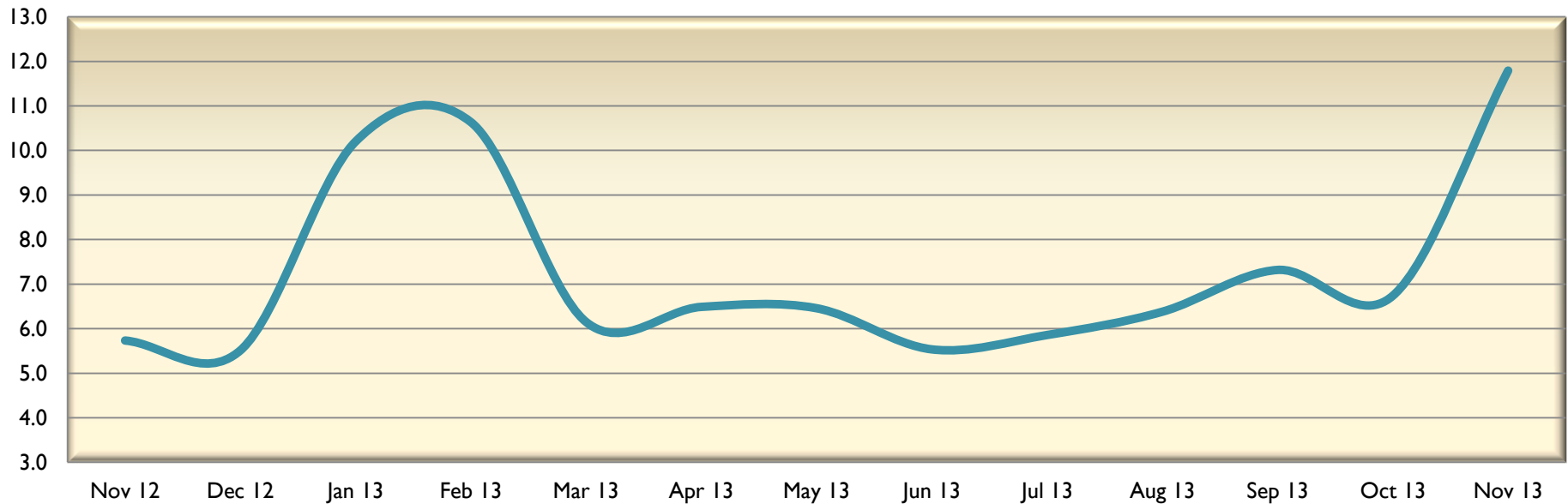


## Available Homes per Buyer

Area	Nov 12	Nov 13	Change
NW Grants Pass	3.6	15.8	335.6%
NE Grants Pass	5.8	18.0	208.6%
SW Grants Pass	7.0	16.7	138.1%
SE Grants Pass	4.8	13.5	184.2%
UGB Redwood	3.4	6.5	92.6%
Fruitdale	N/A	5.0	N/A
UGB Fruitdale	38.0	8.0	-78.9%
UGB Williams Hwy	4.0	6.7	66.7%
Cave Junction	7.0	N/A	N/A
<b>COUNTY TOTALS</b>	<b>5.7</b>	<b>11.8</b>	<b>105.7%</b>



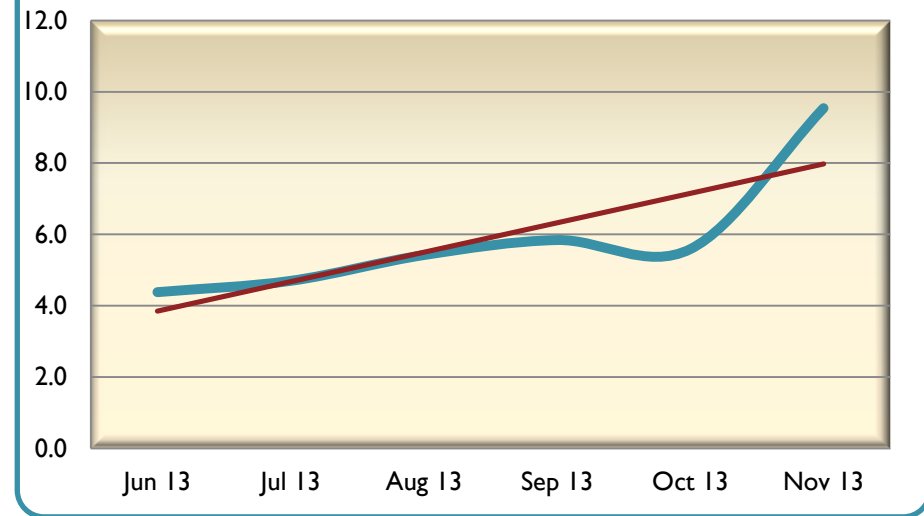
## Yearly Snapshot: Available Homes per Buyer



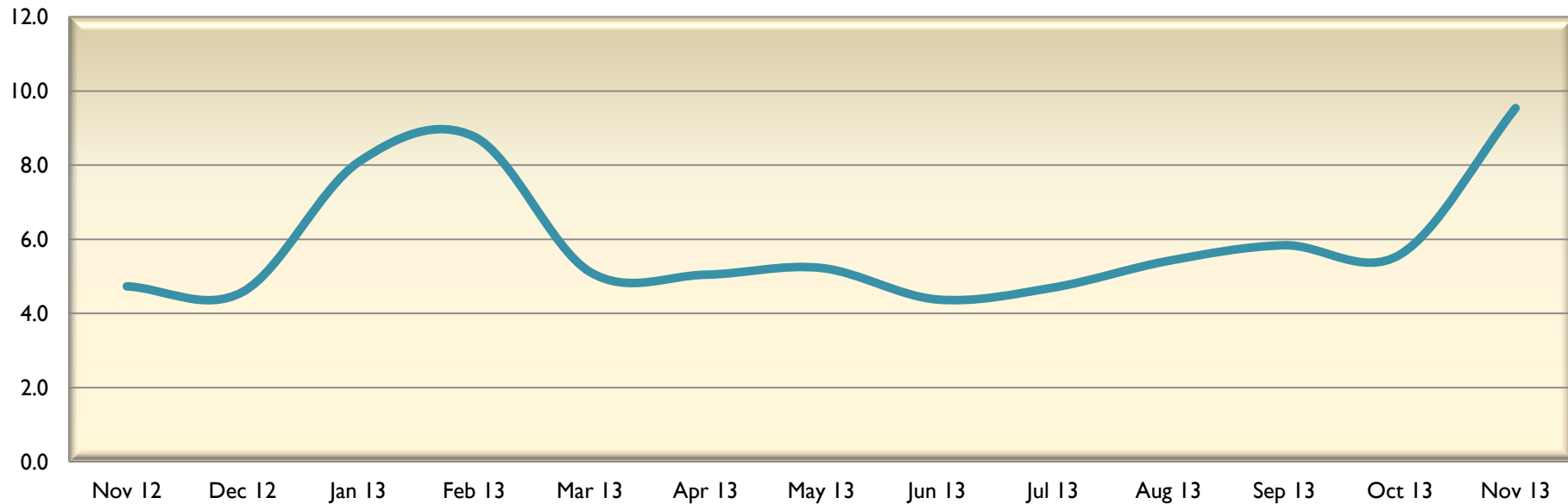
## Months Supply of Inventory

Area	Nov 12	Nov 13	Change
NW Grants Pass	3.2	13.0	312.2%
NE Grants Pass	4.3	16.0	269.2%
SW Grants Pass	5.5	12.0	118.2%
SE Grants Pass	3.5	8.0	128.6%
UGB Redwood	2.6	6.3	138.1%
Fruitdale	N/A	4.5	N/A
UGB Fruitdale	34.0	6.0	-82.4%
UGB Williams Hwy	3.2	6.0	87.5%
Cave Junction	6.5	N/A	N/A
<b>COUNTY TOTALS</b>	<b>4.7</b>	<b>9.5</b>	<b>101.6%</b>

### Six Month Trend



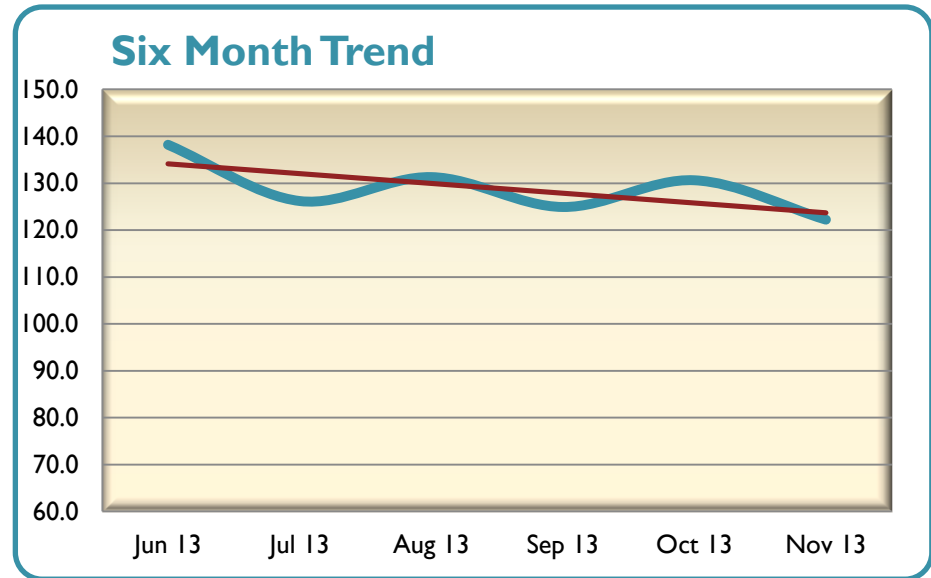
## Yearly Snapshot: Months Supply of Inventory



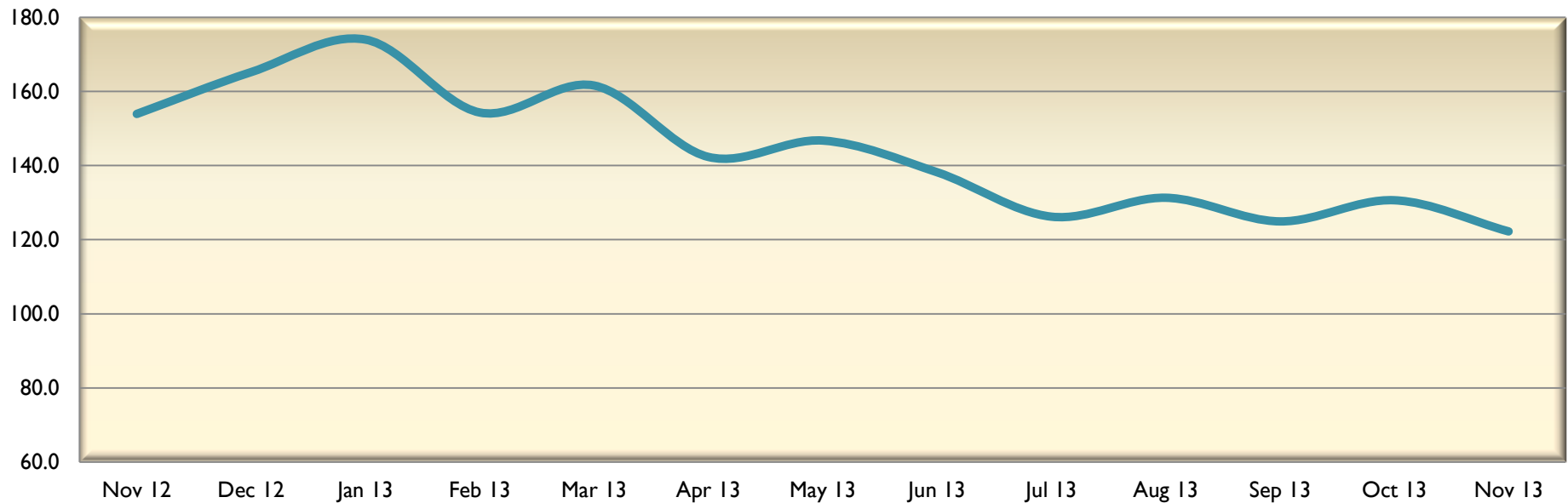
# Housing Affordability Index

Josephine County	Nov 12	Nov 13	Change
	153.9	122.2	-20.6%

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	Nov 12	Nov 13	Change
	4715	4783	1.4%

