

## Jackson County Residential Market Trends

November 2013

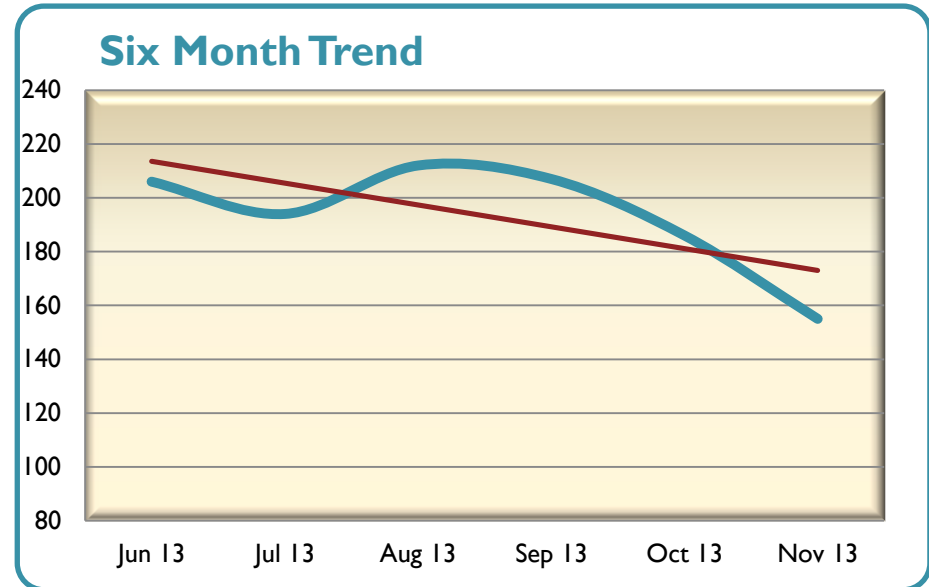
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

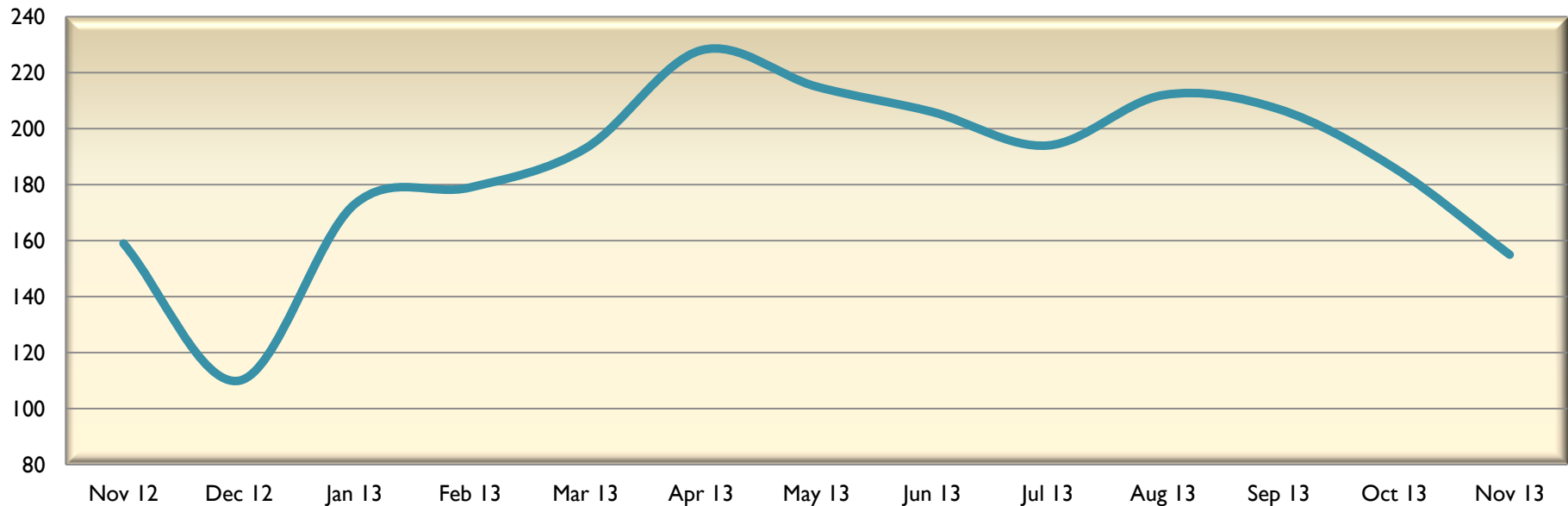
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

## Pending Sales

Area	Nov 12	Nov 13	Change
Ashland	24	23	-4.2%
Talent	5	7	40.0%
Phoenix	2	6	200.0%
Jacksonville	3	7	133.3%
West Medford	29	23	-20.7%
East Medford	47	45	-4.3%
Central Point	22	17	-22.7%
White City	2	7	250.0%
Eagle Point	16	7	-56.3%
Shady Cove / Trail	2	7	250.0%
Gold Hill & Rogue River	7	6	-14.3%
<b>COUNTY TOTALS</b>	<b>159</b>	<b>155</b>	<b>-2.5%</b>

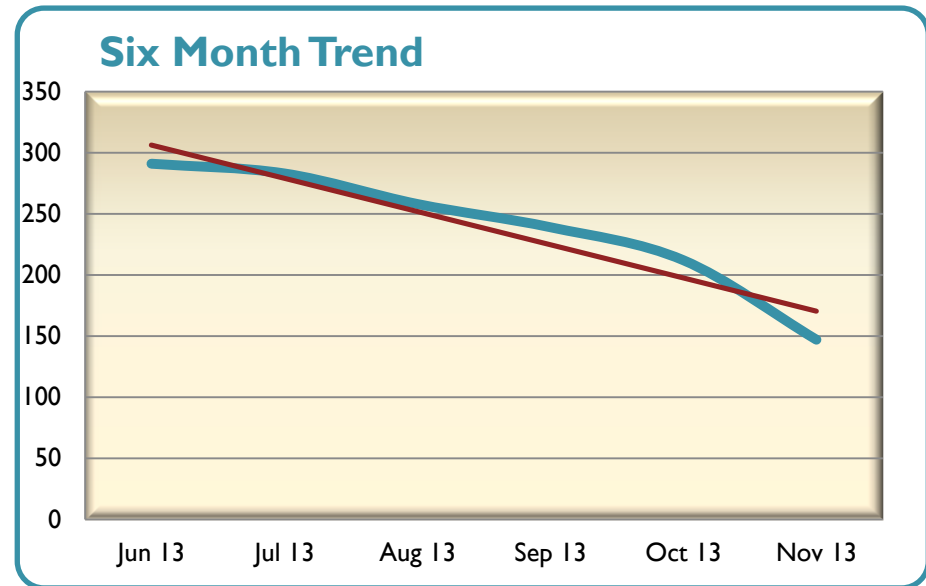


## Yearly Snapshot: Pending Sales

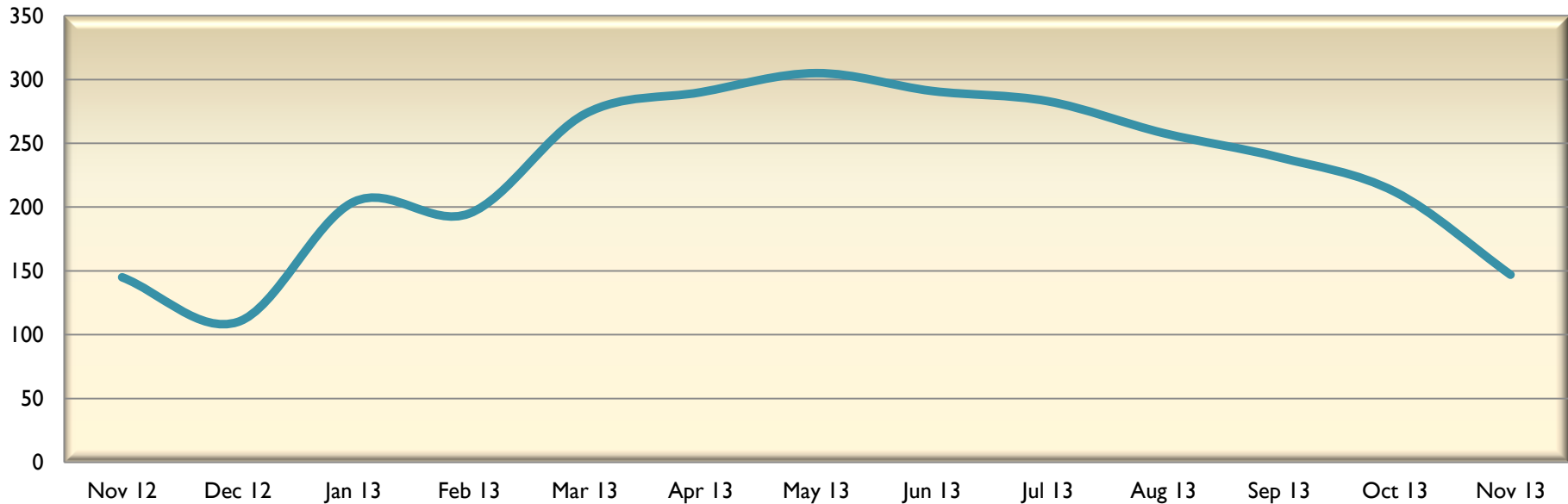


## New Listings

Area	Nov 12	Nov 13	Change
Ashland	21	17	-19.0%
Talent	3	7	133.3%
Phoenix	1	4	300.0%
Jacksonville	4	8	100.0%
West Medford	31	23	-25.8%
East Medford	42	41	-2.4%
Central Point	19	16	-15.8%
White City	5	8	60.0%
Eagle Point	14	12	-14.3%
Shady Cove / Trail	0	6	N/A
Gold Hill & Rogue River	5	5	0.0%
<b>COUNTY TOTALS</b>	<b>145</b>	<b>147</b>	<b>1.4%</b>

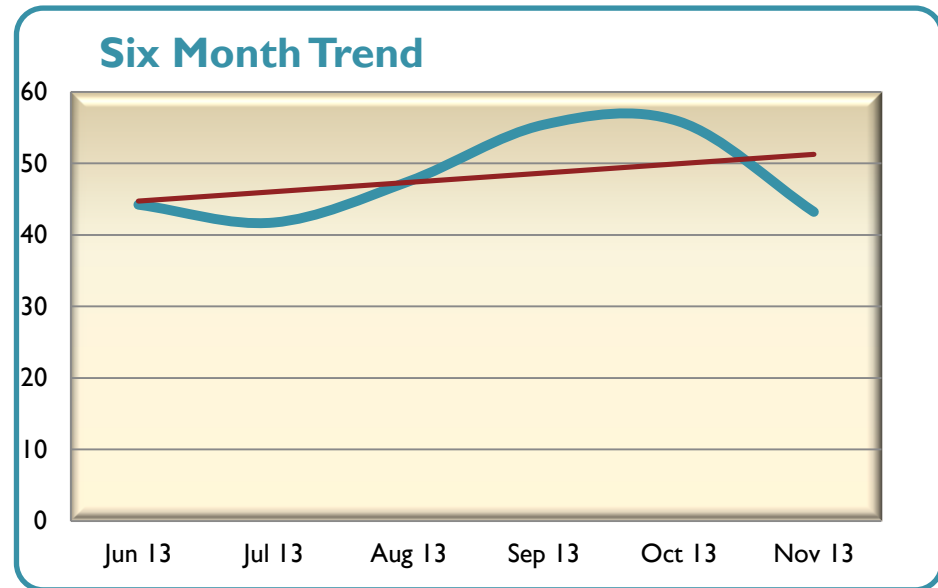


## Yearly Snapshot: New Listings

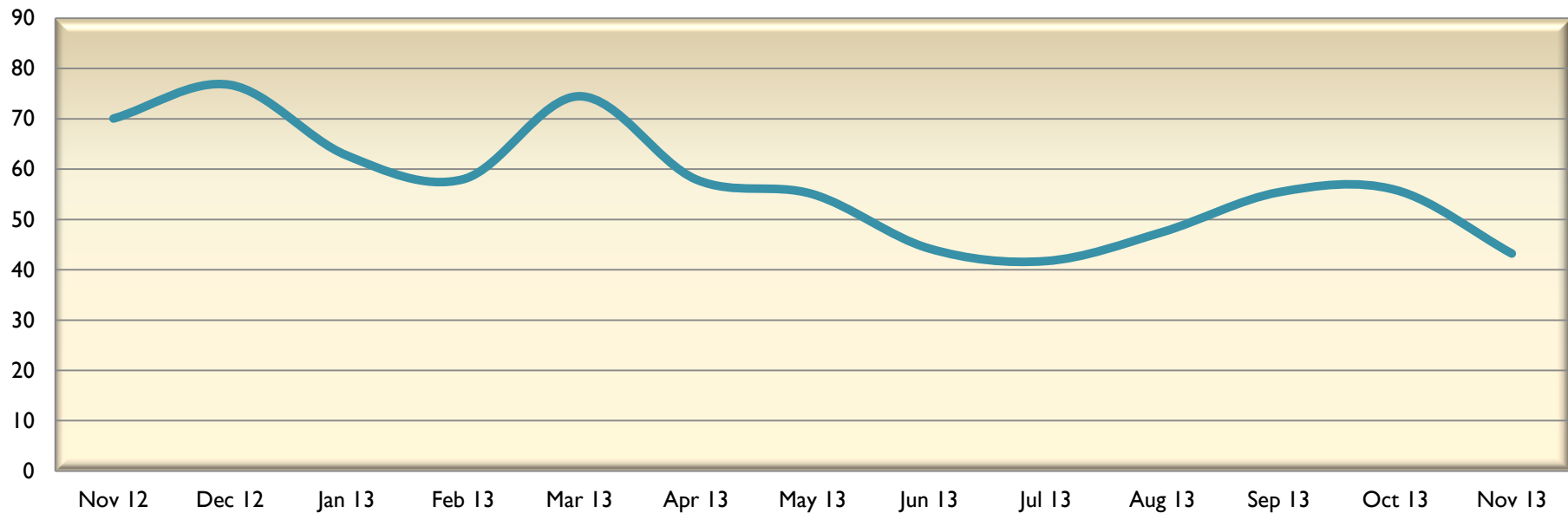


## Average Days on Market

Area	Nov 12	Nov 13	Change
Ashland	65	48	-26.0%
Talent	23	25	12.6%
Phoenix	28	53	90.4%
Jacksonville	147	92	-37.2%
West Medford	72	35	-50.7%
East Medford	79	42	-46.7%
Central Point	34	32	-5.1%
White City	158	31	-80.6%
Eagle Point	28	32	16.7%
Shady Cove / Trail	93	82	-11.6%
Gold Hill & Rogue River	36	105	192.2%
<b>COUNTY TOTALS</b>	<b>70</b>	<b>43</b>	<b>-38.3%</b>

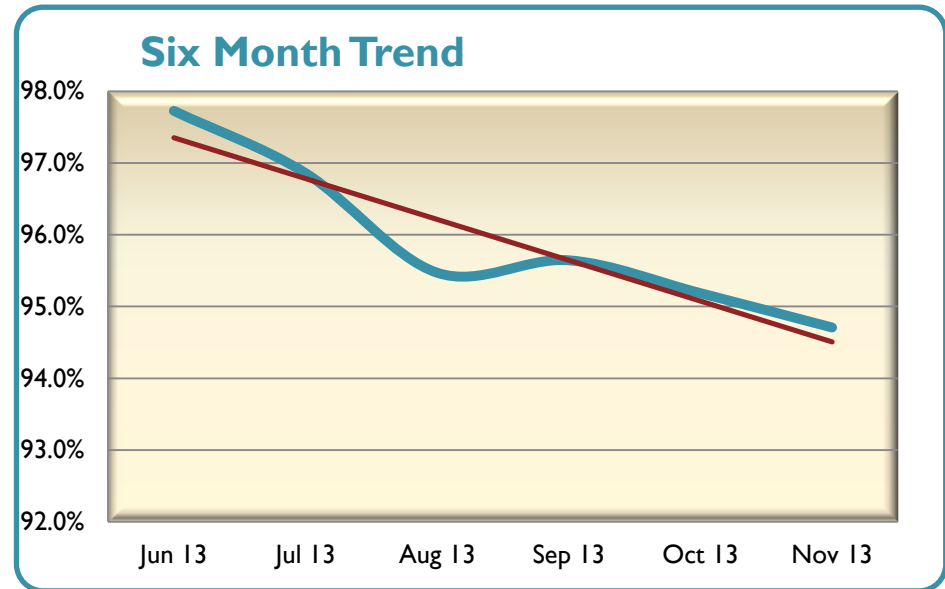


## Yearly Snapshot: Average Days on Market

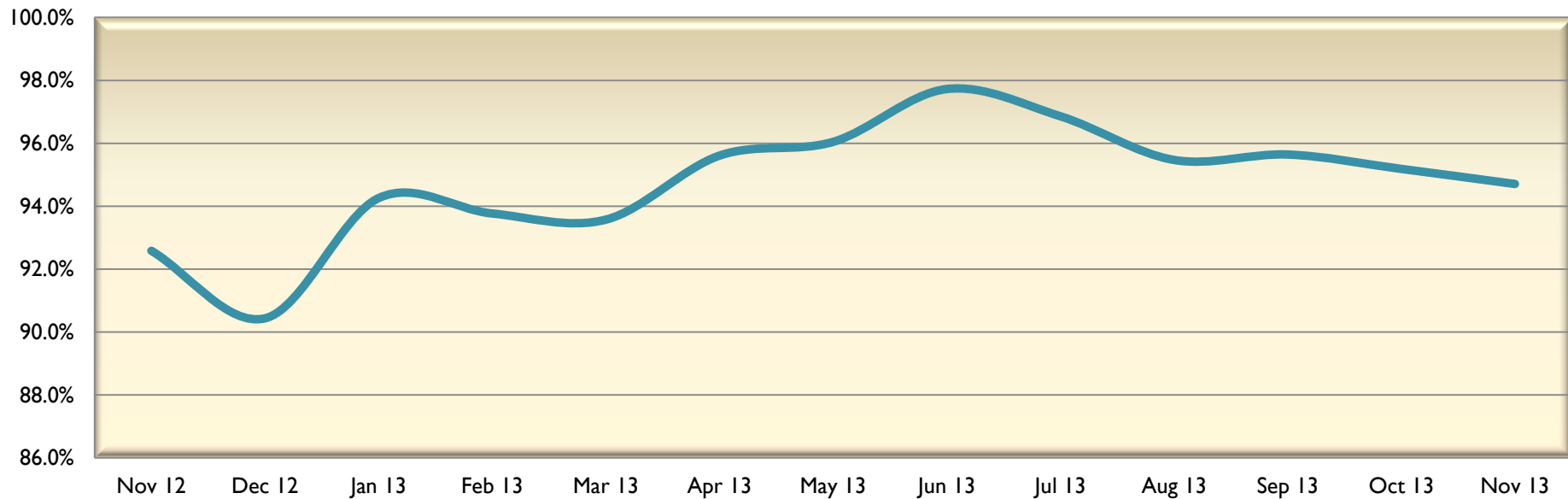


## Original List Price vs Selling Price

Area	Nov 12	Nov 13	Change
Ashland	92.9%	90.8%	-2.2%
Talent	93.8%	94.6%	0.8%
Phoenix	96.8%	85.5%	-11.7%
Jacksonville	79.9%	91.6%	14.6%
West Medford	90.2%	95.6%	6.0%
East Medford	93.4%	96.6%	3.4%
Central Point	93.9%	98.0%	4.3%
White City	85.9%	101.1%	17.7%
Eagle Point	97.2%	97.7%	0.5%
Shady Cove / Trail	89.4%	91.0%	1.8%
Gold Hill & Rogue River	93.4%	95.2%	1.9%
<b>COUNTY TOTALS</b>	<b>92.6%</b>	<b>94.7%</b>	<b>2.3%</b>

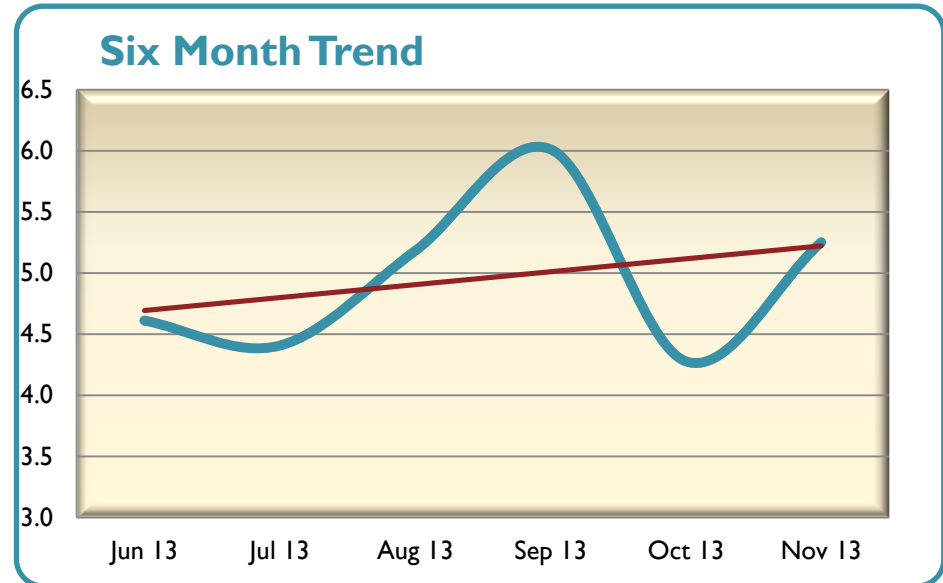


## Yearly Snapshot: Original List Price vs Selling Price

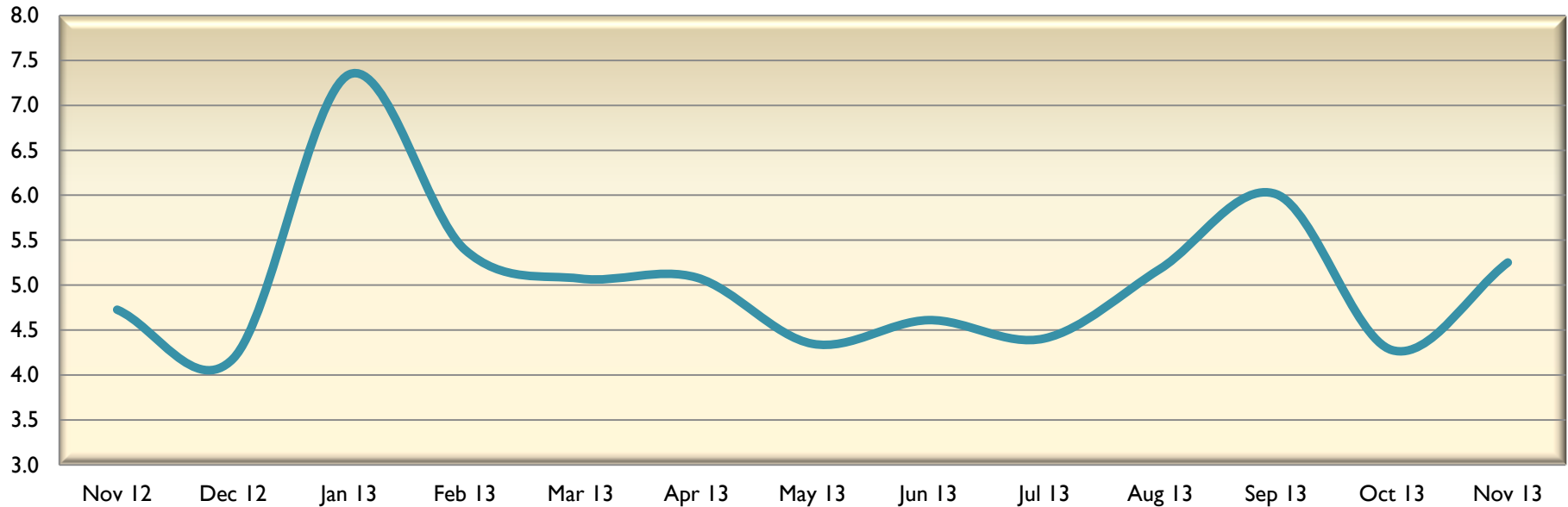


## Available Homes per Buyer

Area	Nov 12	Nov 13	Change
Ashland	4.7	7.8	66.1%
Talent	16.5	11.3	-31.3%
Phoenix	2.7	16.0	500.0%
Jacksonville	8.3	3.8	-54.2%
West Medford	5.8	5.7	-1.1%
East Medford	4.1	5.4	32.7%
Central Point	3.9	3.7	-5.9%
White City	2.7	2.0	-25.7%
Eagle Point	5.5	3.6	-34.0%
Shady Cove / Trail	9.5	7.0	-26.3%
Gold Hill & Rogue River	5.8	6.8	16.6%
<b>COUNTY TOTALS</b>	<b>4.7</b>	<b>5.3</b>	<b>11.1%</b>

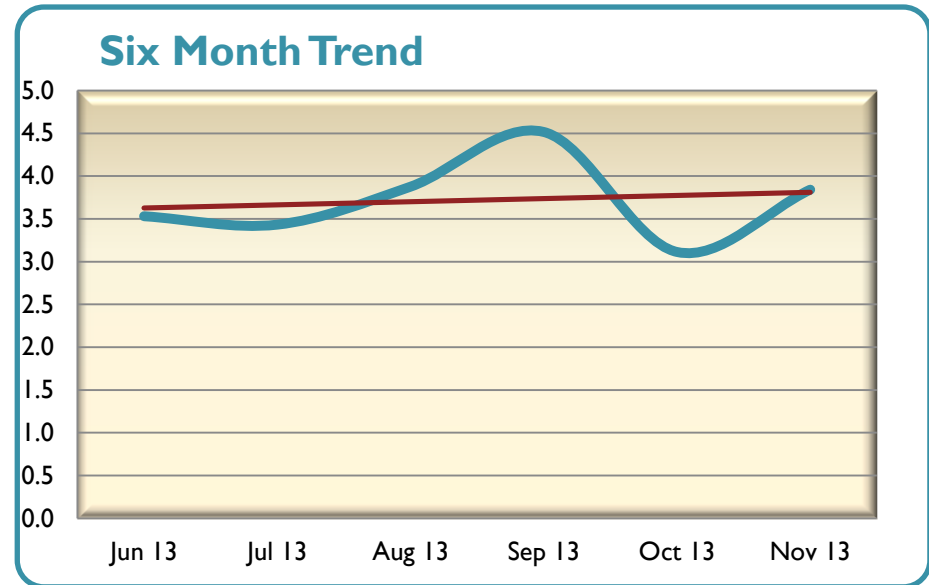


## Yearly Snapshot: Available Homes per Buyer

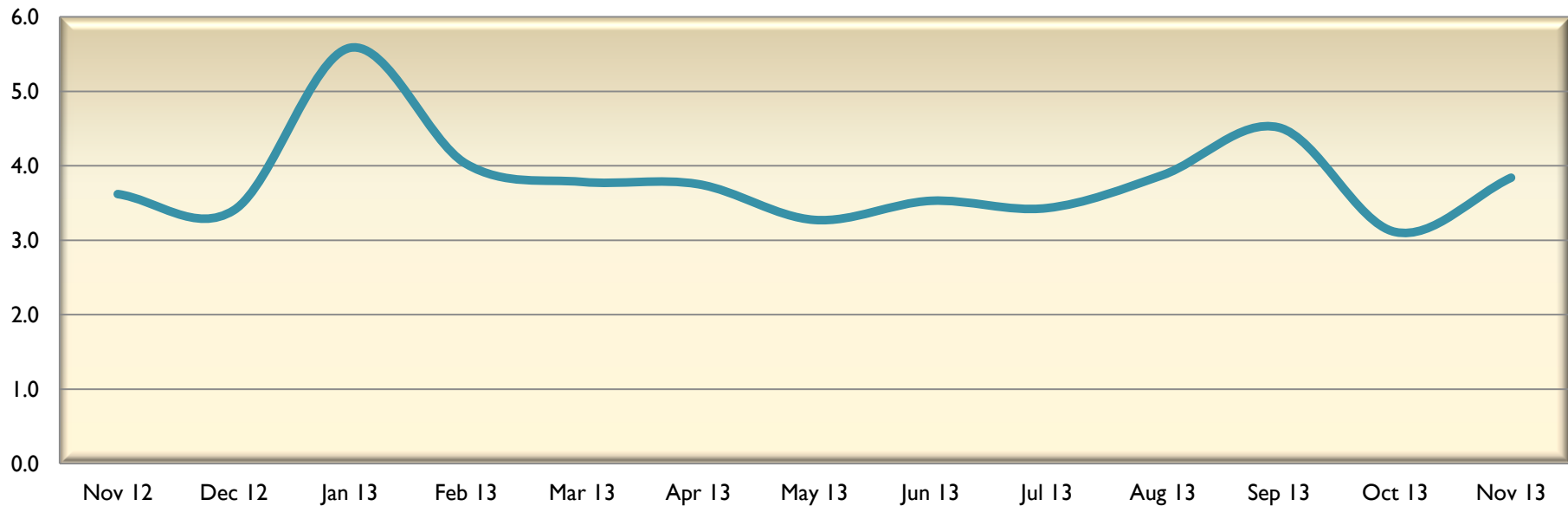


## Months Supply of Inventory

Area	Nov 12	Nov 13	Change
Ashland	3.8	6.0	57.3%
Talent	14.0	7.7	-45.2%
Phoenix	1.8	9.0	390.9%
Jacksonville	6.8	2.6	-62.1%
West Medford	4.3	3.9	-9.0%
East Medford	3.0	4.0	33.3%
Central Point	2.9	2.6	-11.6%
White City	2.1	1.4	-31.2%
Eagle Point	3.8	2.9	-23.2%
Shady Cove / Trail	8.8	5.2	-40.6%
Gold Hill & Rogue River	4.5	5.4	20.0%
<b>COUNTY TOTALS</b>	<b>3.6</b>	<b>3.8</b>	<b>6.1%</b>



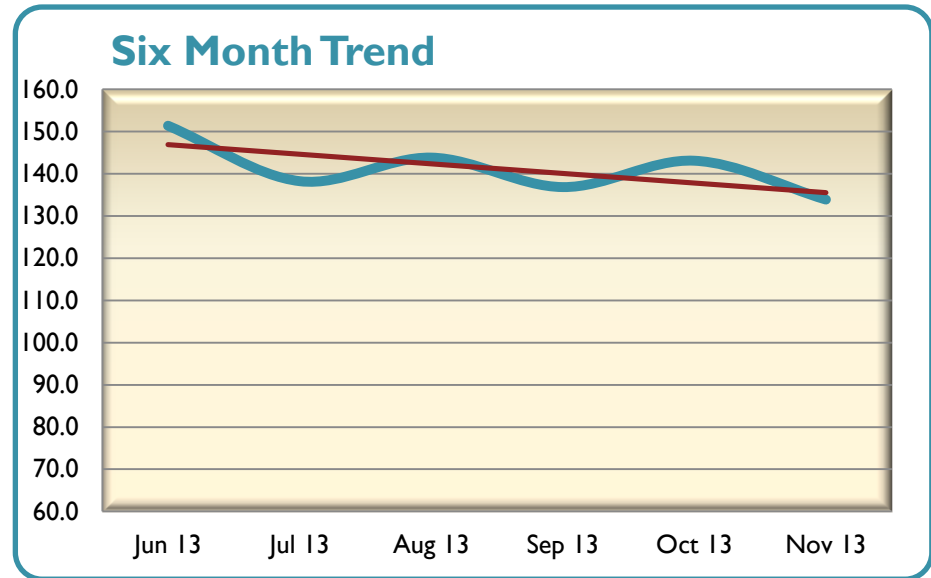
## Yearly Snapshot: Months Supply of Inventory



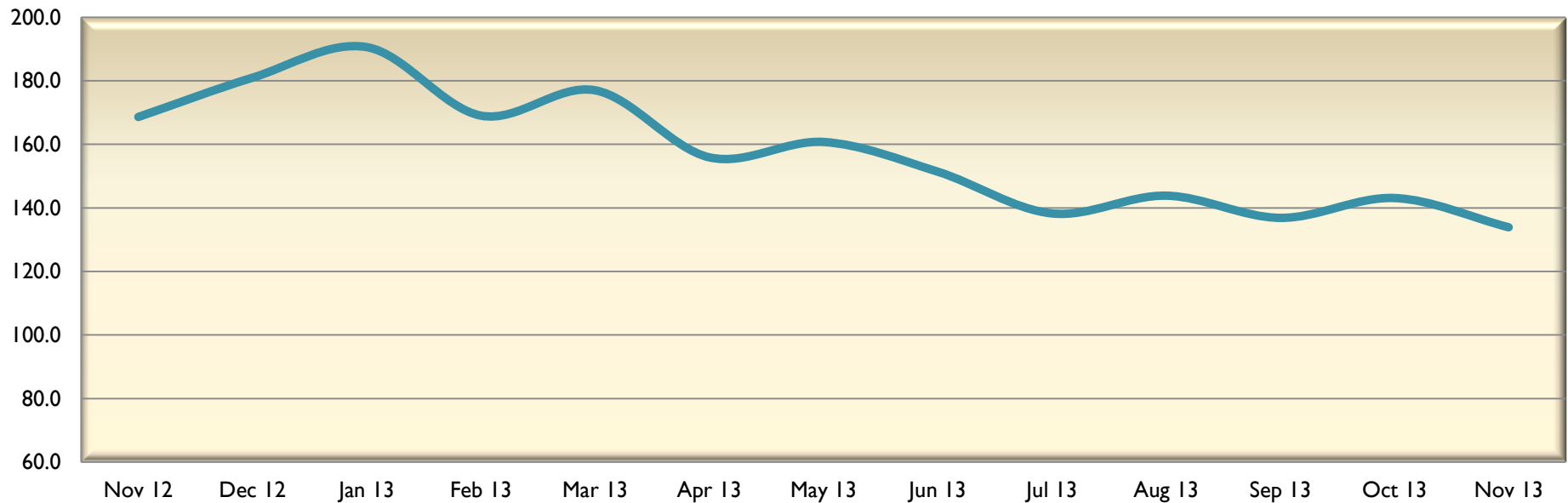
# Housing Affordability Index

Jackson County	Nov 12	Nov 13	Change
	168.6	133.9	-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%

