



EXISTING HOME SALES - December 1, 2012 through February 28, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2012 vs Feb 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
NW Grants Pass	16	17	123	103	\$239,000	\$159,000	\$168,000	-29.7%	5.7%	\$142,500	\$185,000
NE Grants Pass	13	14	62	63	\$210,750	\$103,000	\$131,000	-37.8%	27.2%	N/A	N/A
SW Grants Pass	19	13	90	127	\$163,000	\$135,000	\$89,900	-44.8%	-33.4%	\$143,000	N/A
SE Grants Pass	13	6	79	107	\$200,700	\$99,900	\$105,000	-47.7%	5.1%	\$89,950	N/A
UGB Redwood	23	10	98	88	\$262,600	\$151,000	\$153,950	-41.4%	2.0%	\$157,450	N/A
Fruitdale	3	3	41	76	\$212,500	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	12	13	171	238	\$245,000	\$156,500	\$160,000	-34.7%	2.2%	\$168,000	N/A
UGB Williams Hwy	7	6	96	41	\$269,500	\$148,000	\$229,500	-14.8%	55.1%	N/A	N/A
Cave Junction	8	2	102	N/A	N/A	\$116,250	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	111	81	102	115	\$215,000	\$143,000	\$152,000	-29.3%	6.3%	\$141,500	\$160,000

NEW HOME SALES - December 1, 2012 through February 28, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2012 vs Feb 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
NW Grants Pass	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NE Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SW Grants Pass	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SE Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Redwood	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fruitdale	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Williams Hwy	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	1	2	N/A	N/A	\$209,950	N/A	N/A	N/A	N/A	N/A	N/A

ALL HOMES ON MARKET (includes rural)

Area	Active 02/29/12	Active 02/28/13	% Change
NW Grants Pass	57	31	-45.6%
NE Grants Pass	43	17	-60.5%
SW Grants Pass	38	29	-23.7%
SE Grants Pass	26	12	-53.8%
UGB Redwood	34	25	-26.5%
Fruitdale	30	22	-26.7%
UGB Fruitdale	42	26	-38.1%
UGB Williams Hwy	19	13	-31.6%
Cave Junction	23	13	-43.5%
Other Areas	321	260	-19.0%
COUNTY TOTALS	633	448	-29.2%

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.

Median price means the midpoint, with half of the sales being above and half of the sales being below the listed number and 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.

All statistics are based on what is reported by REALTORS® to the Southern Oregon Multiple Listing Service. For more information, visit www.southernoregonmls.org.

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EXISTING HOME SALES: DISTRESSED - December 1, 2012 through February 28, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28			Feb 2012 vs Feb 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2012	Median \$ 2013	1-year % Change	Median \$	Median \$
NW Grants Pass	10	3	106	137	\$152,500	N/A	N/A	\$142,500	N/A
NE Grants Pass	9	5	54	62	\$95,000	\$144,900	52.5%	N/A	N/A
SW Grants Pass	8	7	95	194	\$134,250	\$89,900	-33.0%	\$116,500	N/A
SE Grants Pass	7	3	73	179	\$94,900	N/A	N/A	N/A	N/A
UGB Redwood	9	5	84	137	\$147,900	\$149,000	0.7%	N/A	N/A
Fruitdale	1	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	6	6	69	204	\$130,450	\$163,500	25.3%	N/A	N/A
UGB Williams Hwy	5	0	90	N/A	\$145,900	N/A	N/A	N/A	N/A
Cave Junction	3	1	79	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	57	30	82	153	\$135,000	\$135,610	0.5%	\$143,000	\$160,000

EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2012 through February 28, 2013

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 28							Dec 1 - Feb 28				Dec 1 - Feb 28			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
NW Grants Pass	13	76.5%	1	5.9%	2	11.8%	17	89	N/A	N/A	103	\$185,000	N/A	N/A	\$168,000
NE Grants Pass	8	57.1%	5	35.7%	0	0.0%	14	67	62	N/A	63	\$131,000	\$144,900	N/A	\$131,000
SW Grants Pass	6	46.2%	4	30.8%	3	23.1%	13	48	34	N/A	127	\$132,500	\$84,950	N/A	\$89,900
SE Grants Pass	3	50.0%	1	16.7%	2	33.3%	6	N/A	N/A	N/A	107	N/A	N/A	N/A	\$105,000
UGB Redwood	5	50.0%	3	30.0%	2	20.0%	10	39	N/A	N/A	88	\$177,900	N/A	N/A	\$153,950
Fruitdale	1	33.3%	2	66.7%	0	0.0%	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	6	46.2%	5	38.5%	1	7.7%	13	312	188	N/A	238	\$184,000	\$160,000	N/A	\$160,000
UGB Williams Hwy	6	100.0%	0	0.0%	0	0.0%	6	41	N/A	N/A	41	\$229,500	N/A	N/A	\$229,500
Cave Junction	1	50.0%	0	0.0%	1	50.0%	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	48	59.3%	19	23.5%	11	13.6%	81	93	84	272	115	\$176,200	\$139,000	\$132,220	\$152,000

ALL HOMES ON MARKET (including rural) - 02/28/13

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
NW Grants Pass	25	80.6%	1	3.2%	5	16.1%	31
NE Grants Pass	10	58.8%	1	5.9%	5	29.4%	17
SW Grants Pass	21	72.4%	2	6.9%	6	20.7%	29
SE Grants Pass	9	75.0%	0	0.0%	3	25.0%	12
UGB Redwood	18	72.0%	2	8.0%	5	20.0%	25
Fruitdale	18	81.8%	0	0.0%	4	18.2%	22
UGB Fruitdale	24	92.3%	1	3.8%	1	3.8%	26
UGB Williams Hwy	11	84.6%	0	0.0%	2	15.4%	13
Cave Junction	11	84.6%	0	0.0%	1	7.7%	13
Other Areas	230	88.5%	11	4.2%	15	5.8%	260
COUNTY TOTALS	377	84.2%	18	4.0%	47	10.5%	448

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.

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