


Josephine County Residential Market Trends

April 2013

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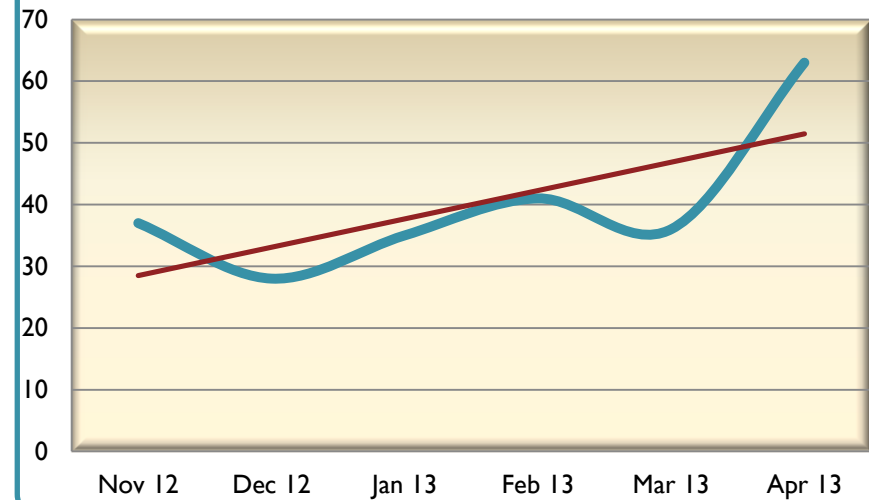
Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

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.

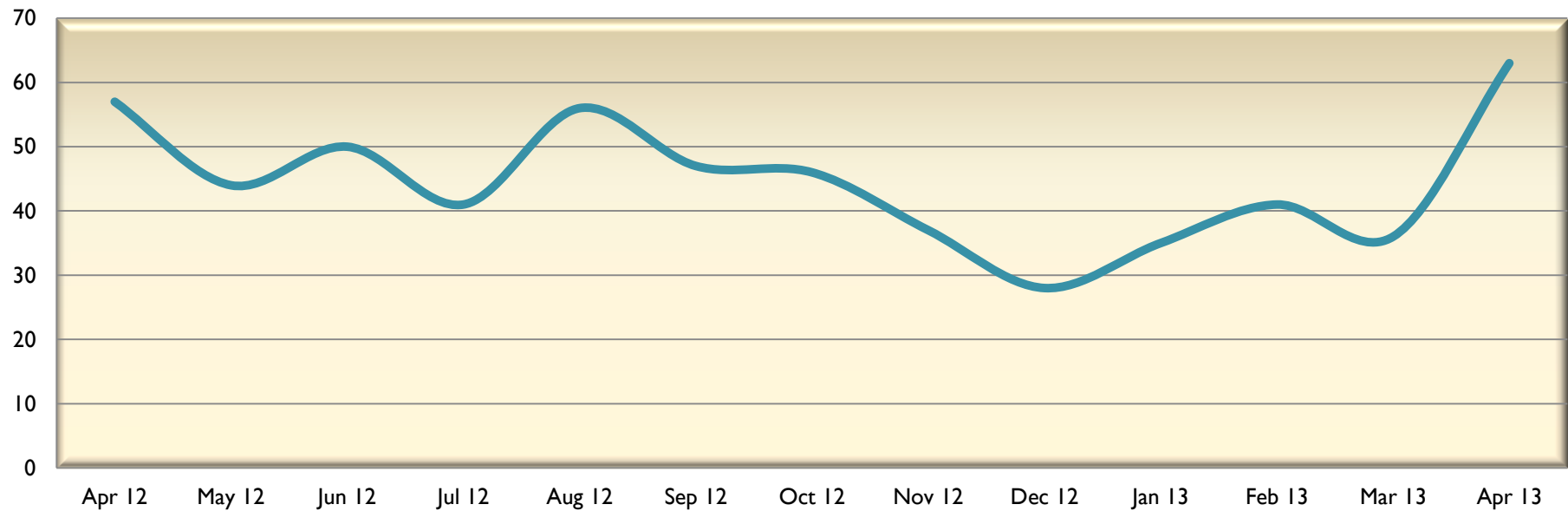
Pending Sales

Area	Apr 12	Apr 13	Change
NW Grants Pass	7	9	28.6%
NE Grants Pass	8	7	-12.5%
SW Grants Pass	9	12	33.3%
SE Grants Pass	8	6	-25.0%
UGB Redwood	8	16	100.0%
Fruitdale	2	4	100.0%
UGB Fruitdale	7	4	-42.9%
UGB Williams Hwy	7	4	-42.9%
Cave Junction	1	1	0.0%
COUNTY TOTALS	57	63	10.5%

Six Month Trend



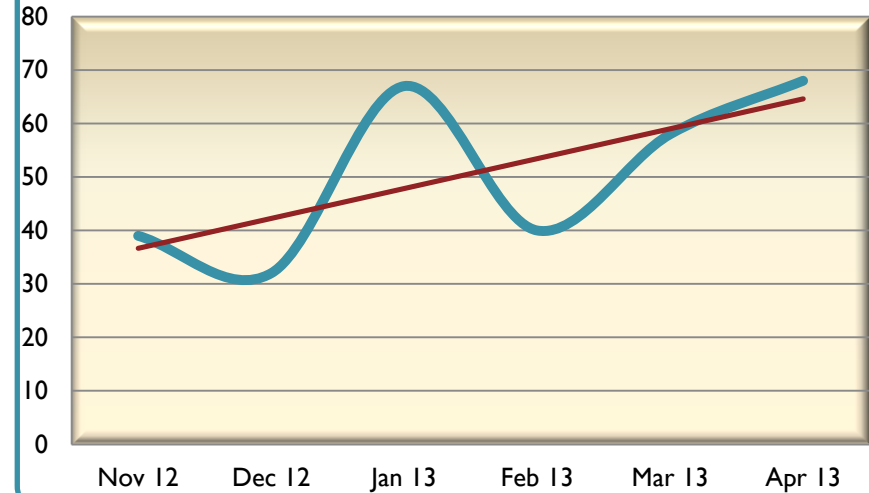
Yearly Snapshot: Pending Sales



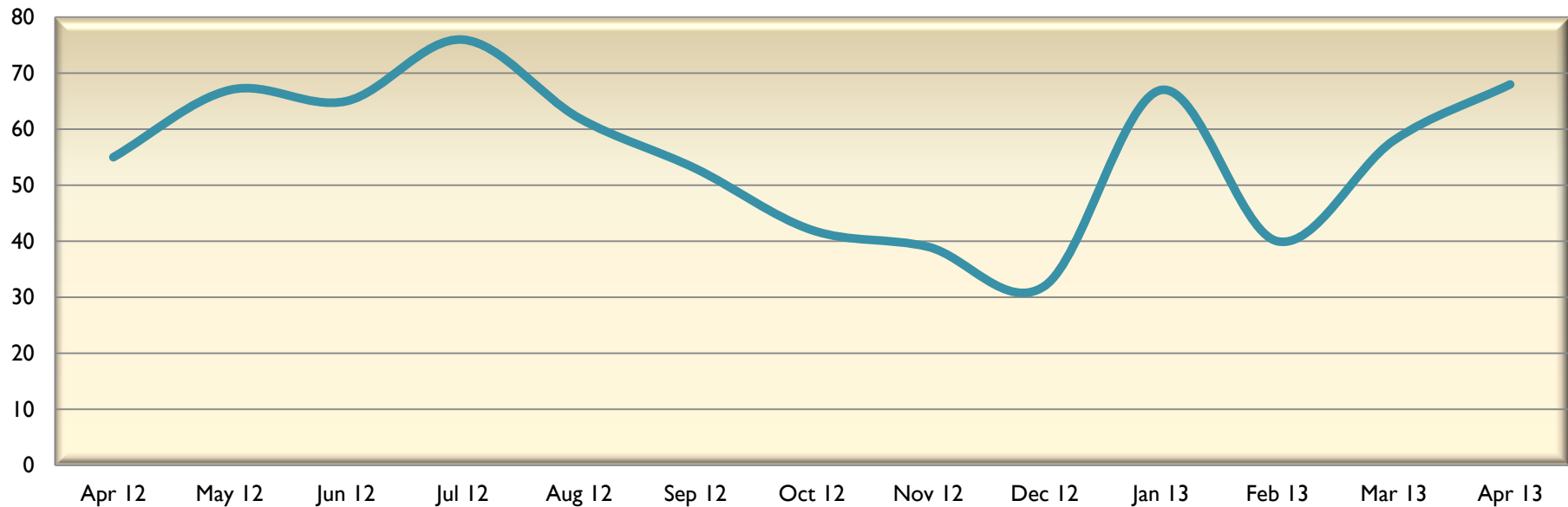
New Listings

Area	Apr 12	Apr 13	Change
NW Grants Pass	4	11	175.0%
NE Grants Pass	6	9	50.0%
SW Grants Pass	13	16	23.1%
SE Grants Pass	9	8	-11.1%
UGB Redwood	11	10	-9.1%
Fruitdale	1	2	100.0%
UGB Fruitdale	6	4	-33.3%
UGB Williams Hwy	2	4	100.0%
Cave Junction	3	4	33.3%
COUNTY TOTALS	55	68	23.6%

Six Month Trend

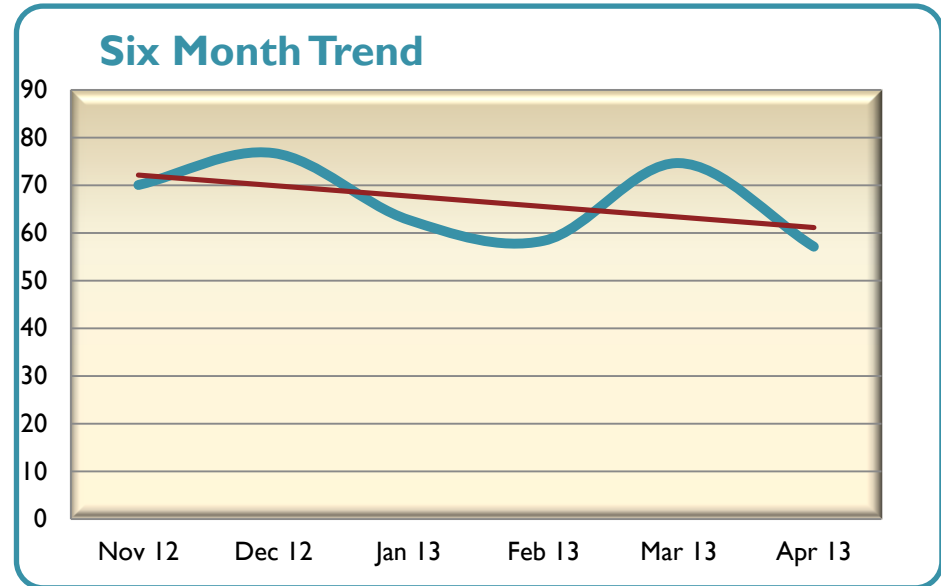


Yearly Snapshot: New Listings

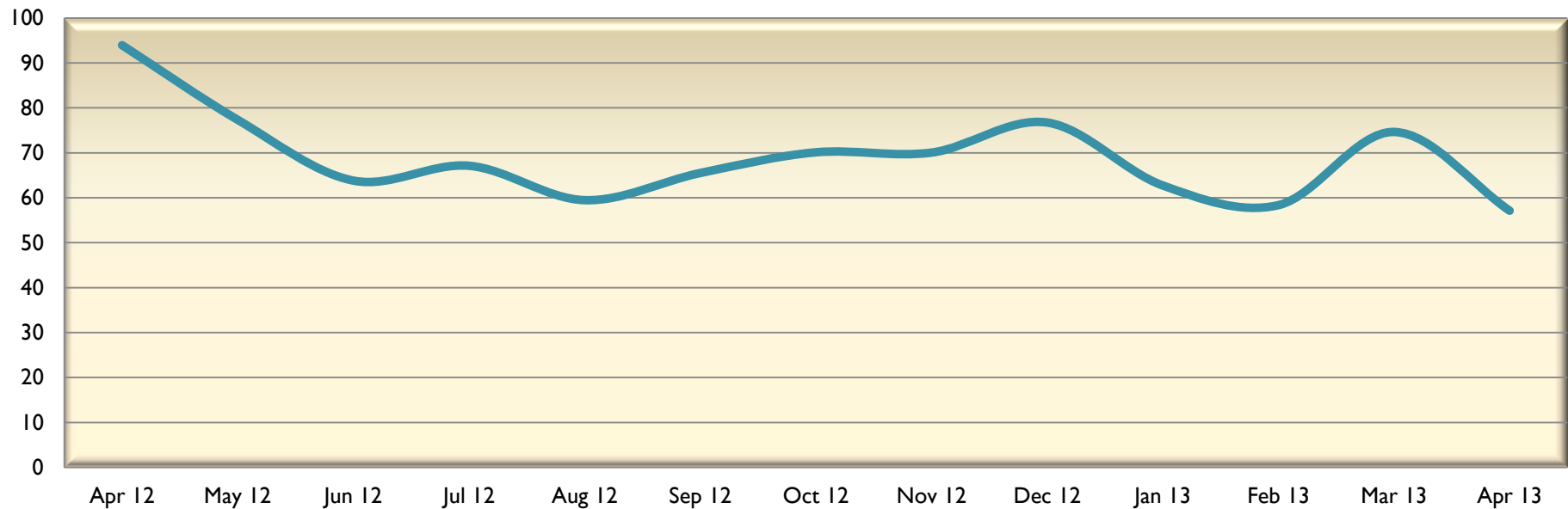


Average Days on Market

Area	Apr 12	Apr 13	Change
NW Grants Pass	99	55	-43.9%
NE Grants Pass	86	33	-61.1%
SW Grants Pass	31	58	88.8%
SE Grants Pass	55	58	6.2%
UGB Redwood	204	65	-67.9%
Fruitdale	N/A	91	N/A
UGB Fruitdale	126	40	-68.6%
UGB Williams Hwy	73	21	-71.4%
Cave Junction	191	92	-51.7%
COUNTY TOTALS	94	57	-39.2%

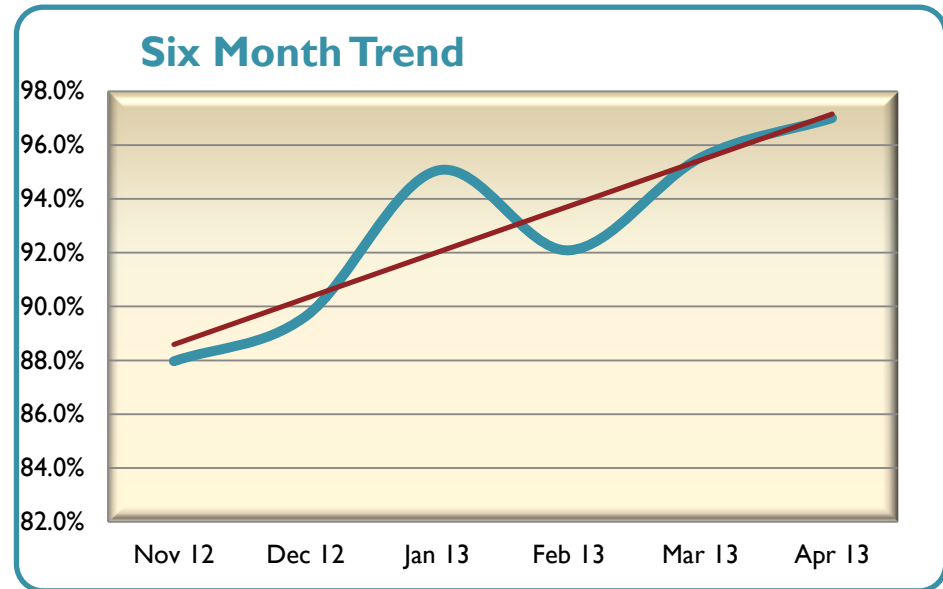


Yearly Snapshot: Average Days on Market

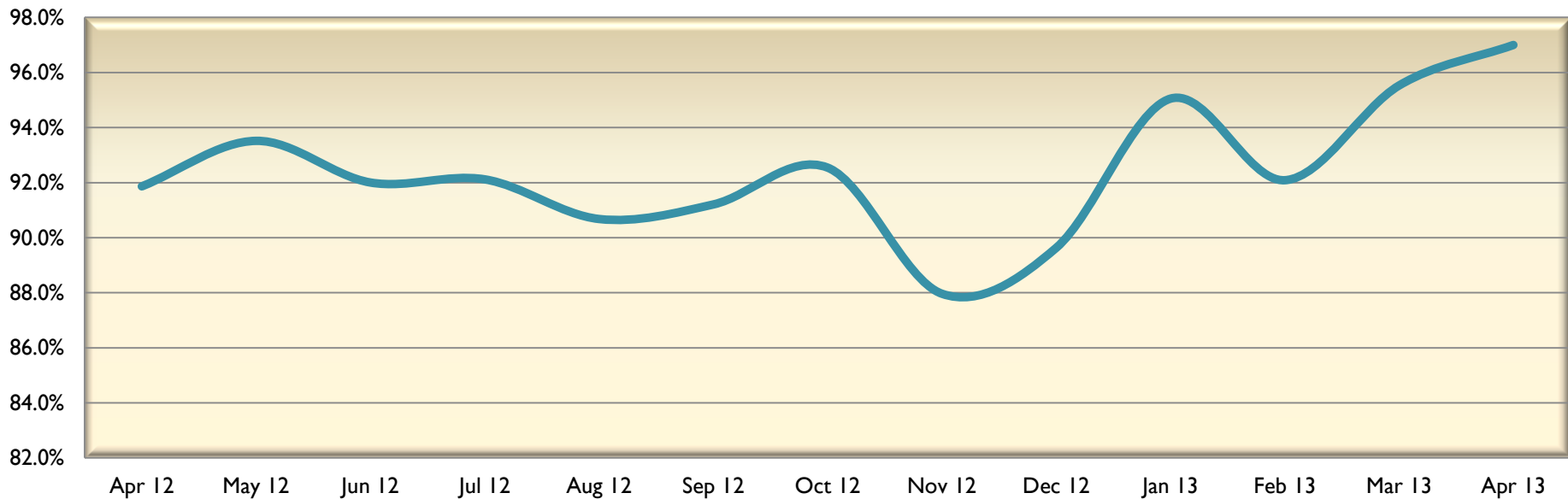


Original List Price vs Selling Price

Area	Apr 12	Apr 13	Change
NW Grants Pass	92.5%	98.2%	6.1%
NE Grants Pass	94.9%	96.9%	2.2%
SW Grants Pass	95.2%	98.1%	3.0%
SE Grants Pass	99.0%	98.1%	-0.9%
UGB Redwood	79.9%	97.9%	22.6%
Fruitdale	N/A	89.1%	N/A
UGB Fruitdale	85.0%	97.7%	14.9%
UGB Williams Hwy	92.0%	94.3%	2.5%
Cave Junction	89.1%	91.6%	2.8%
COUNTY TOTALS	91.9%	97.0%	5.6%

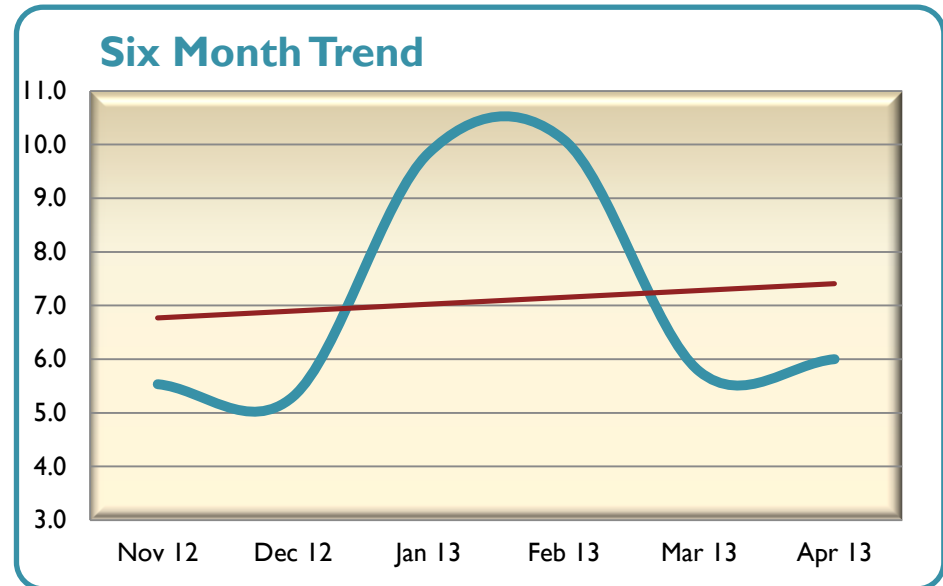


Yearly Snapshot: Original List Price vs Selling Price

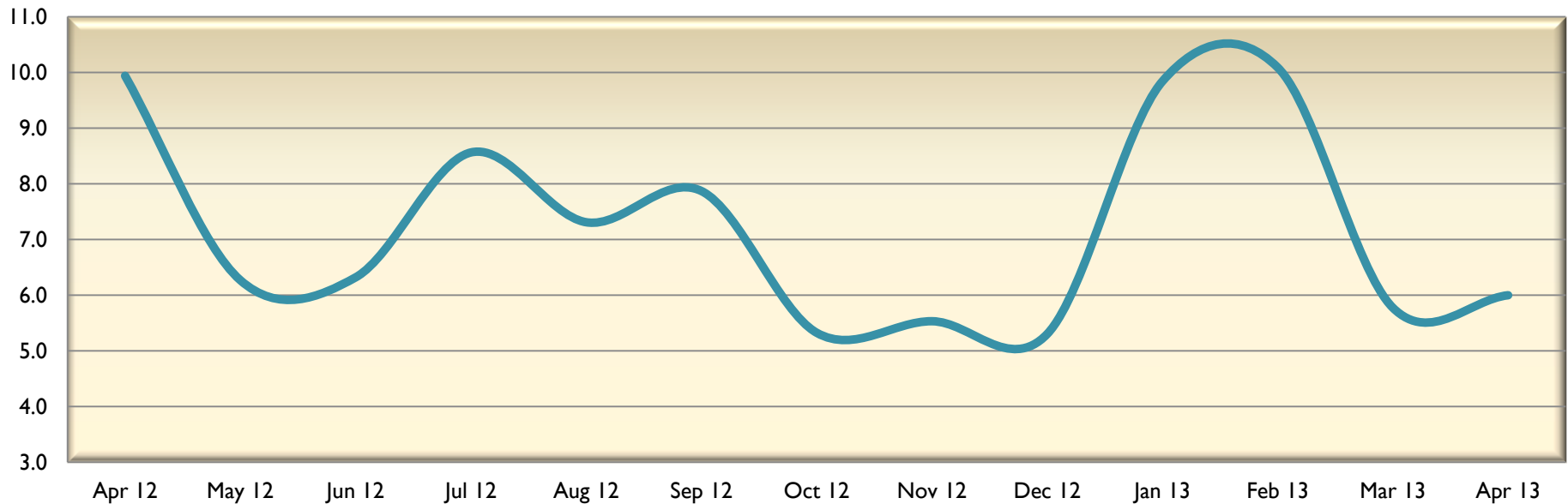


Available Homes per Buyer

Area	Apr 12	Apr 13	Change
NW Grants Pass	9.7	4.8	-50.3%
NE Grants Pass	26.0	6.5	-75.0%
SW Grants Pass	7.7	6.4	-16.1%
SE Grants Pass	6.6	6.0	-9.1%
UGB Redwood	13.7	7.2	-47.3%
Fruitdale	N/A	4.3	N/A
UGB Fruitdale	15.7	4.5	-71.3%
UGB Williams Hwy	3.4	16.0	370.6%
Cave Junction	6.3	8.5	34.2%
COUNTY TOTALS	9.9	6.0	-39.6%

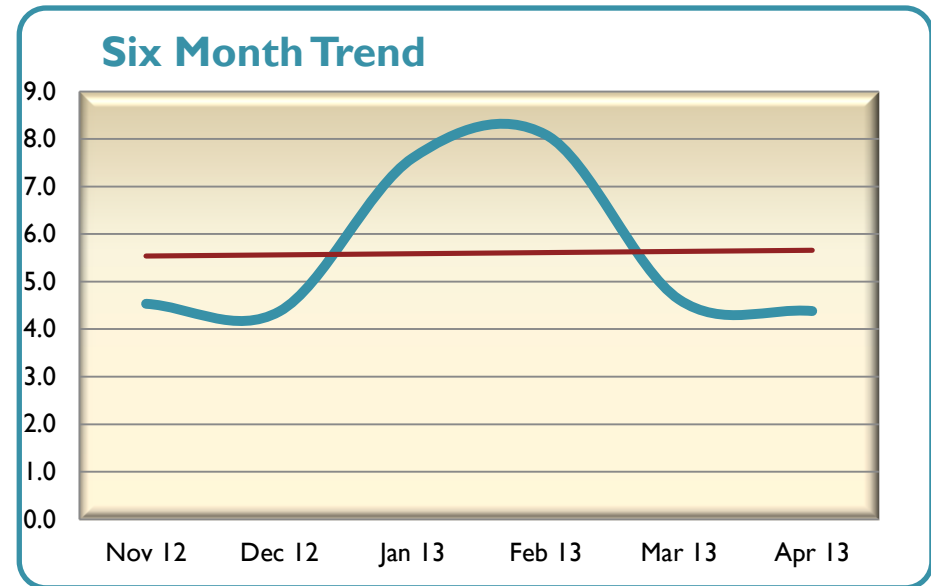


Yearly Snapshot: Available Homes per Buyer

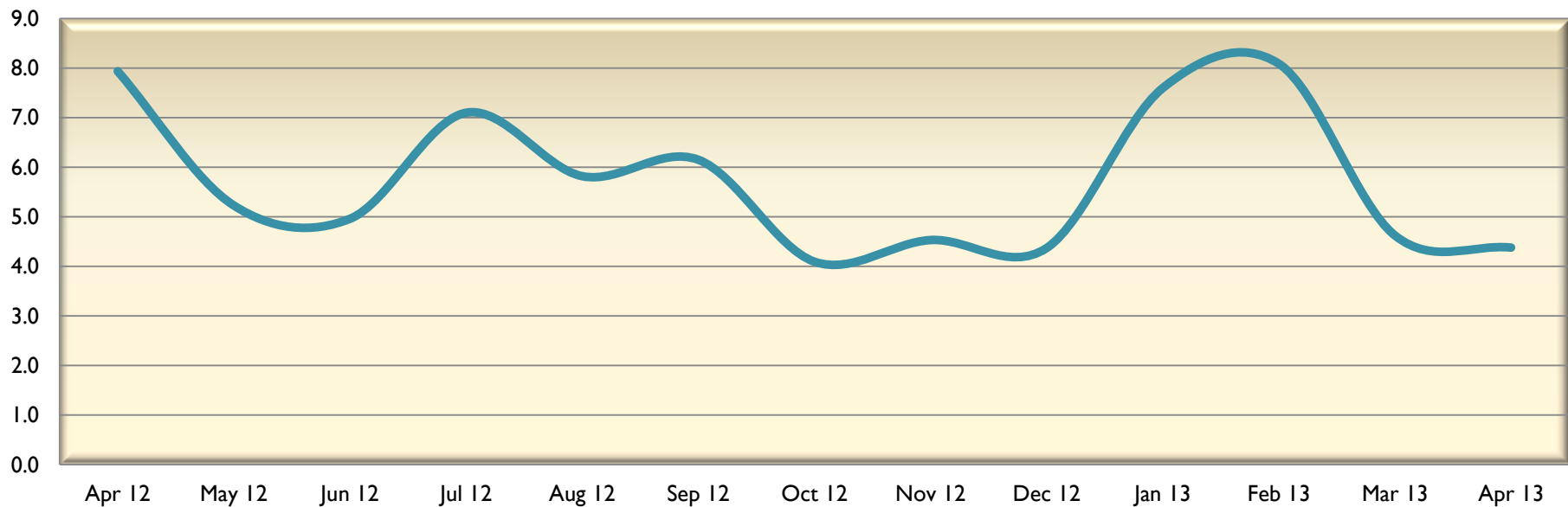


Months Supply of Inventory

Area	Apr 12	Apr 13	Change
NW Grants Pass	8.3	3.7	-55.6%
NE Grants Pass	22.0	4.8	-78.4%
SW Grants Pass	5.7	5.0	-11.8%
SE Grants Pass	5.0	4.8	-5.0%
UGB Redwood	11.3	3.8	-66.5%
Fruitdale	N/A	2.7	N/A
UGB Fruitdale	12.7	3.5	-72.4%
UGB Williams Hwy	1.8	10.0	455.6%
Cave Junction	5.3	8.0	50.0%
COUNTY TOTALS	7.9	4.4	-44.8%



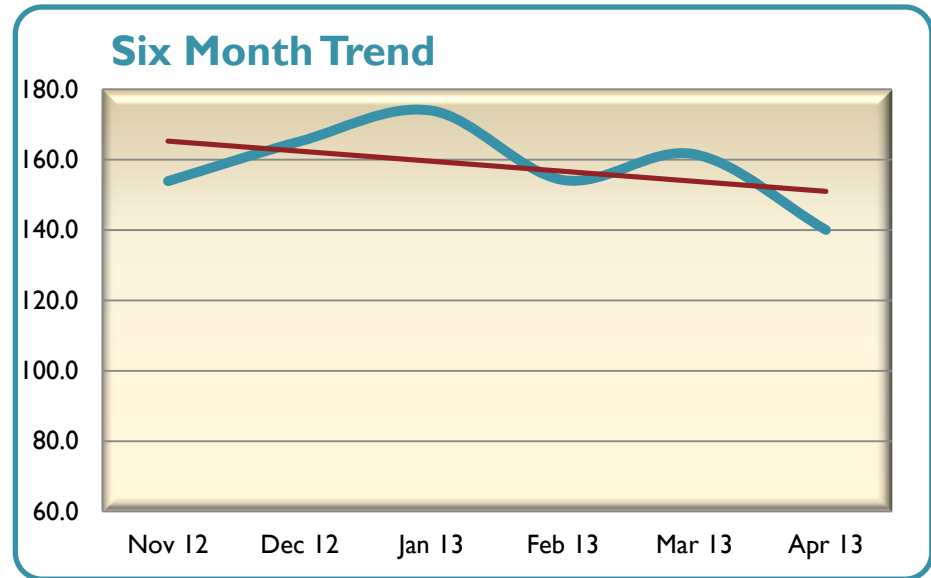
Yearly Snapshot: Months Supply of Inventory



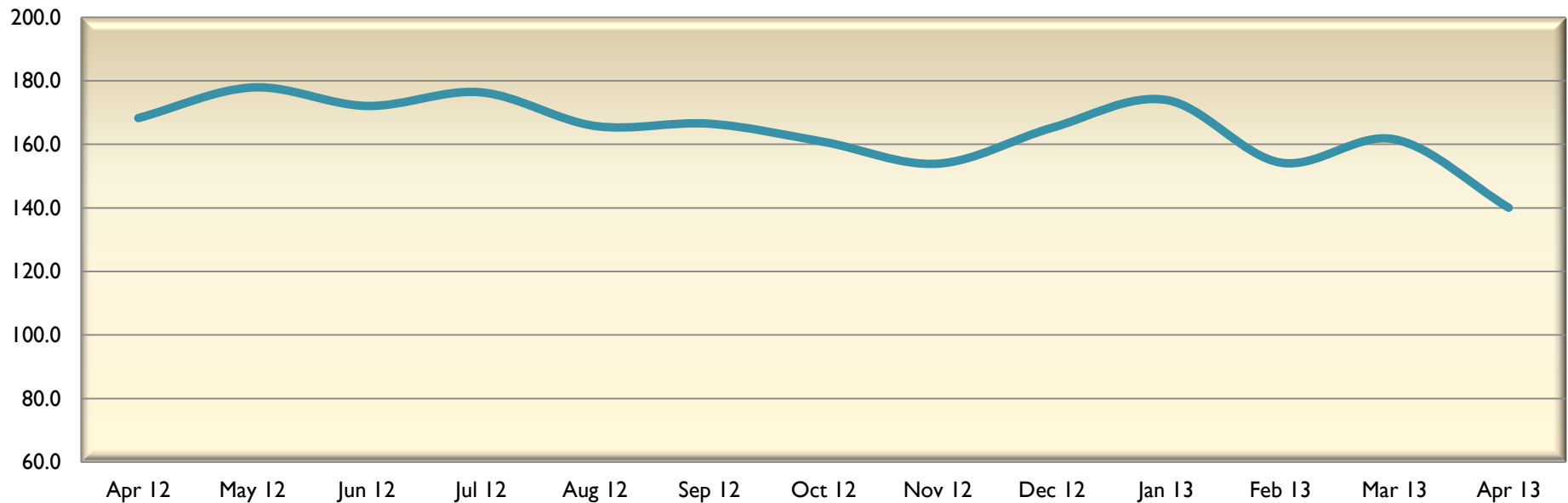
Housing Affordability Index

Josephine County	Apr 12	Apr 13	Change
	168.3	140.1	-16.8%

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	Apr 12	Apr 13	Change
	7793	6114	-21.5%

