

Josephine County Residential Market Trends

March 2020

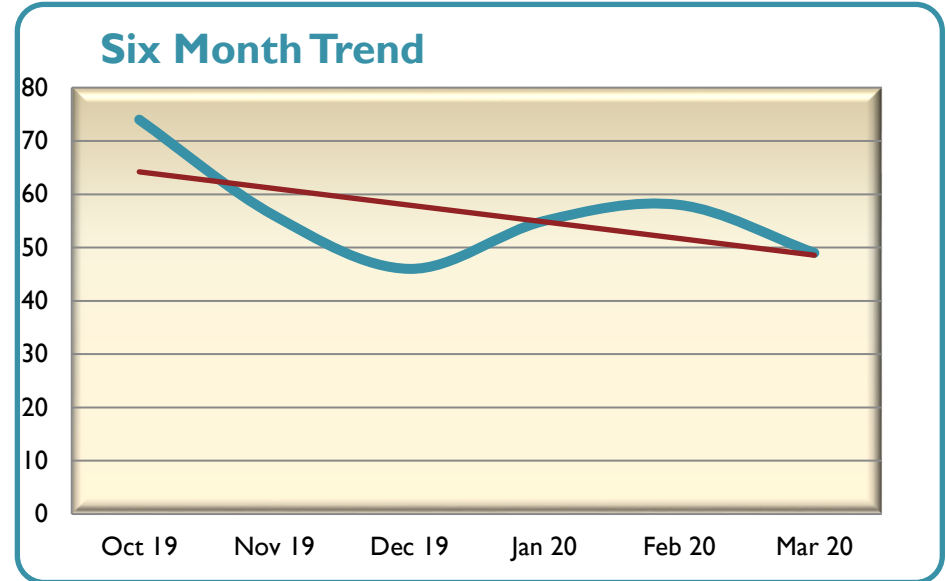
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

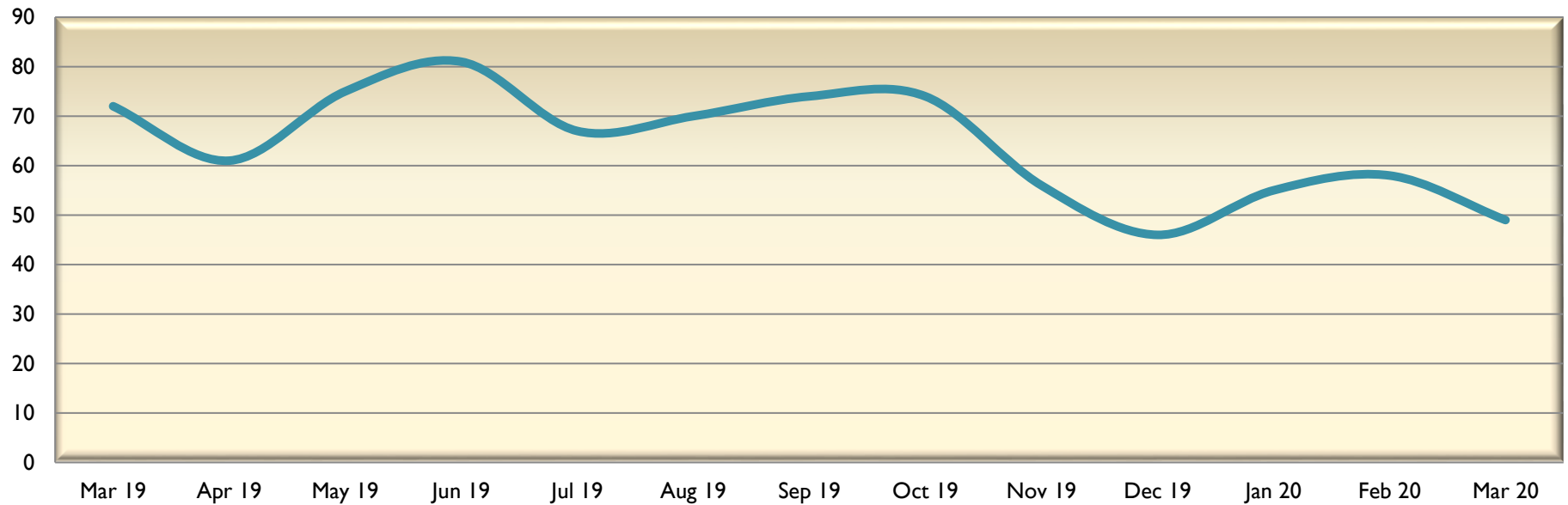
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	Mar 19	Mar 20	Change
Northwest Grants Pass	24	13	-45.8%
Northeast Grants Pass	15	9	-40.0%
Southwest Grants Pass	14	15	7.1%
Southeast Grants Pass	14	8	-42.9%
Illinois Valley	5	4	-20.0%
COUNTY TOTALS	72	49	-31.9%

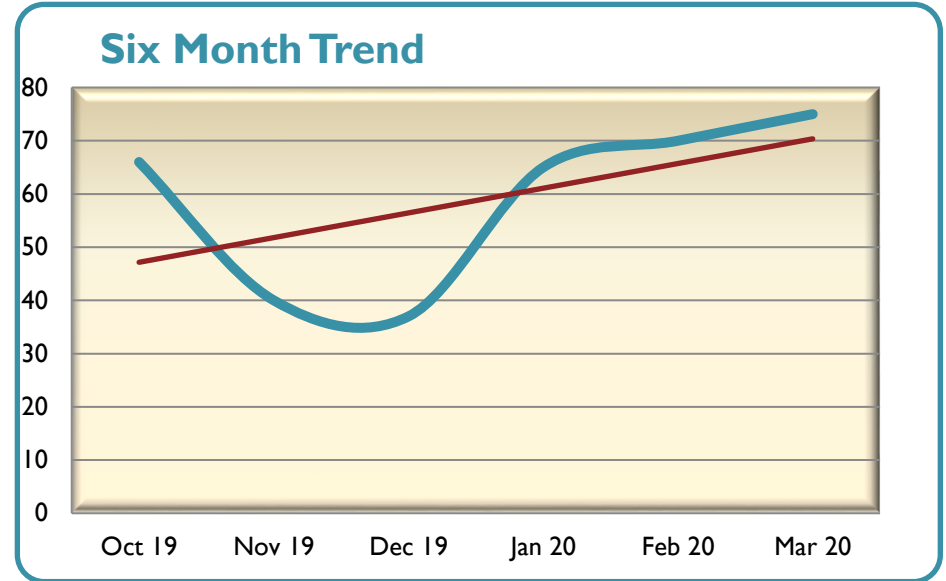


Yearly Snapshot: Pending Sales

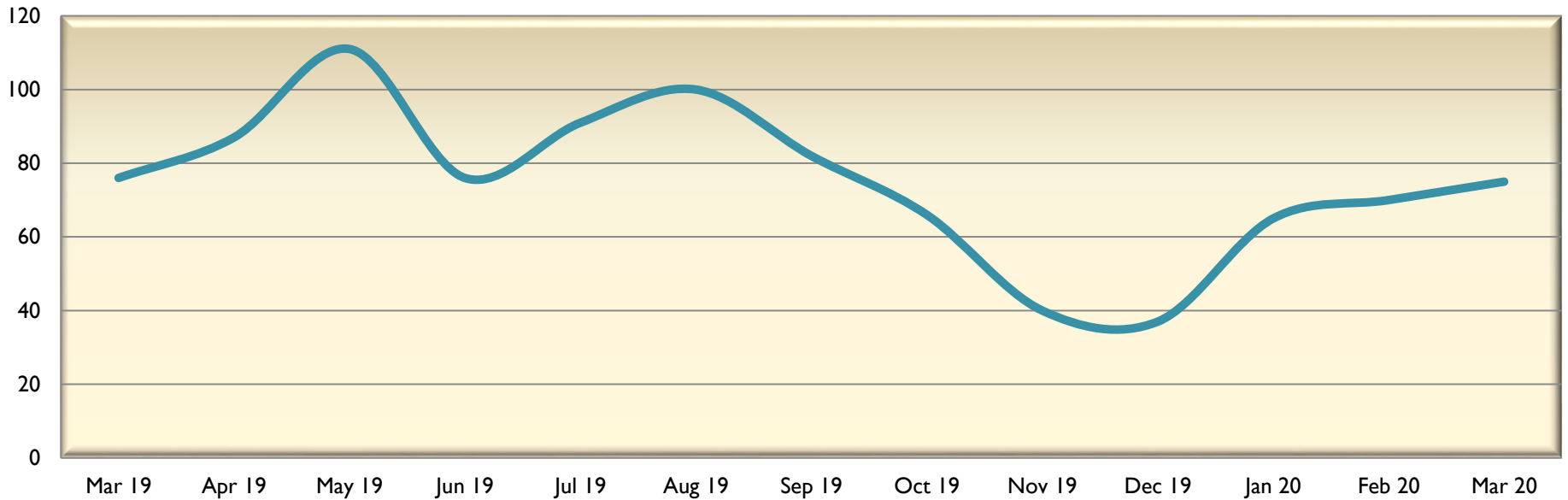


New Listings

Area	Mar 19	Mar 20	Change
Northwest Grants Pass	19	17	-10.5%
Northeast Grants Pass	18	20	11.1%
Southwest Grants Pass	17	17	0.0%
Southeast Grants Pass	17	12	-29.4%
Illinois Valley	5	9	80.0%
COUNTY TOTALS	76	75	-1.3%

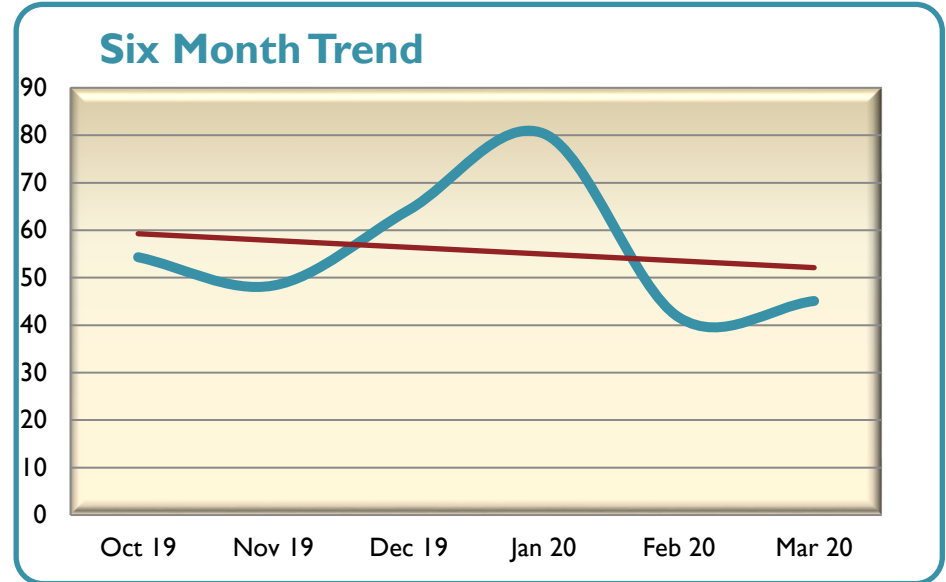


Yearly Snapshot: New Listings

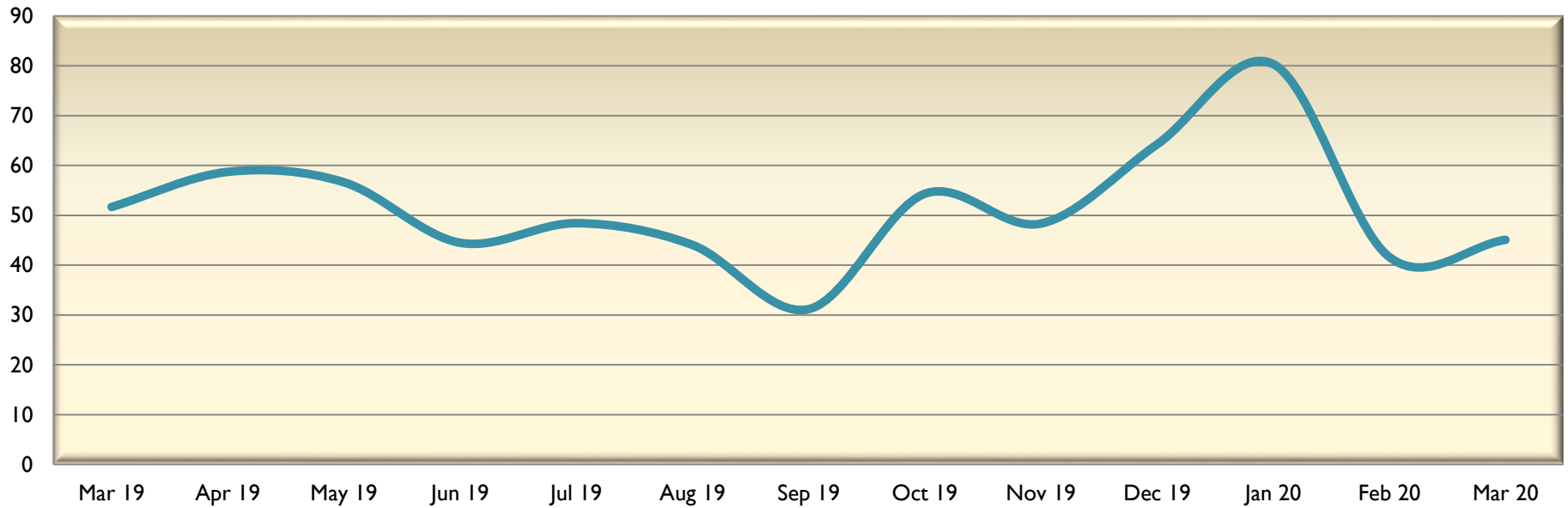


Average Days on Market

Area	Mar 19	Mar 20	Change
Northwest Grants Pass	65	77	18.5%
Northeast Grants Pass	40	52	30.0%
Southwest Grants Pass	60	22	-63.3%
Southeast Grants Pass	28	27	-3.6%
Illinois Valley	55	10	-81.8%
COUNTY TOTALS	52	45	-13.5%



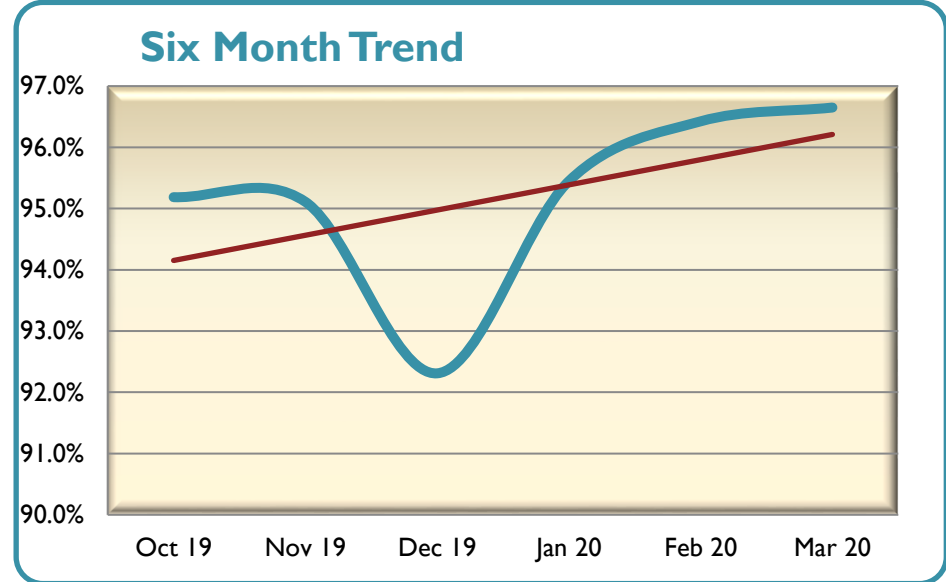
Yearly Snapshot: Average Days on Market



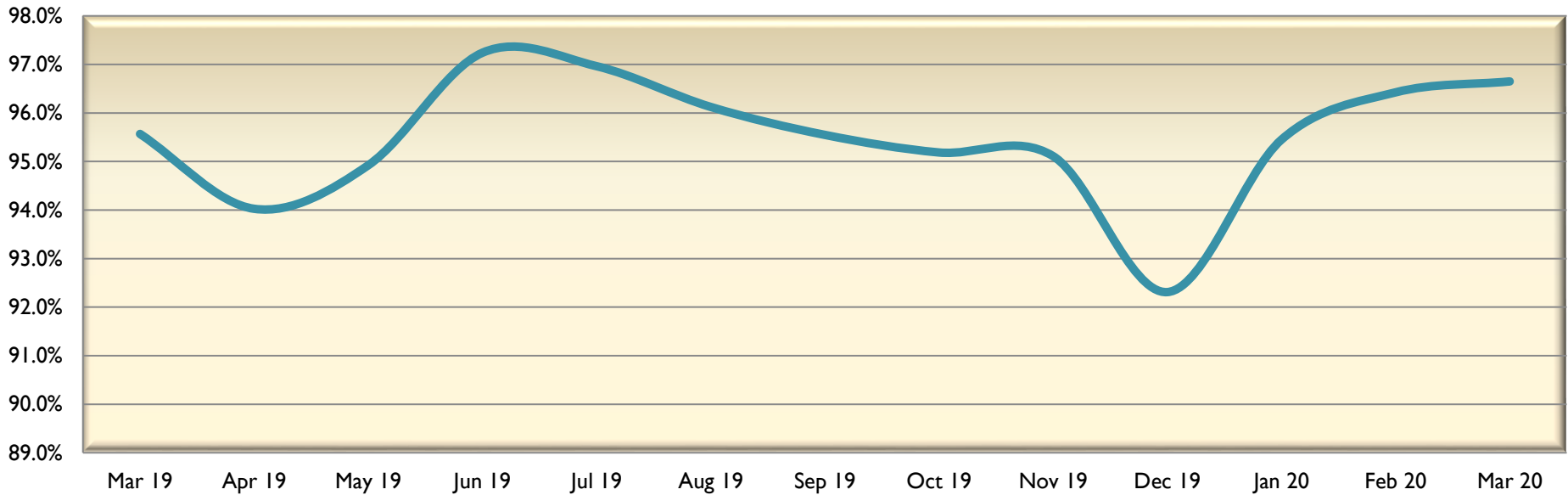
Original List Price vs Selling Price



Area	Mar 19	Mar 20	Change
Northwest Grants Pass	94.6%	94.4%	-0.3%
Northeast Grants Pass	95.6%	95.4%	-0.2%
Southwest Grants Pass	94.5%	98.1%	3.9%
Southeast Grants Pass	98.1%	98.1%	0.0%
Illinois Valley	96.4%	99.3%	3.0%
COUNTY TOTALS	95.6%	96.6%	1.1%

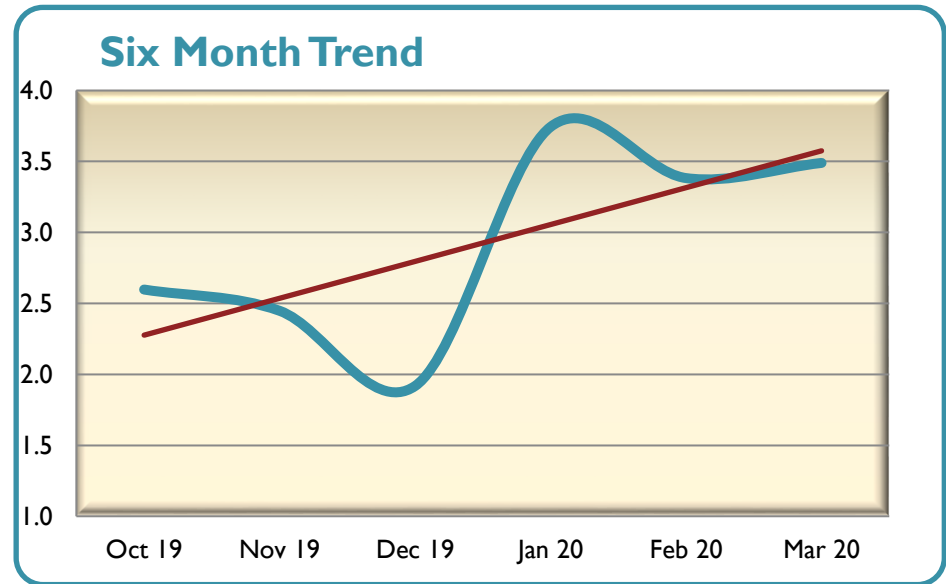


Yearly Snapshot: Original List Price vs Selling Price

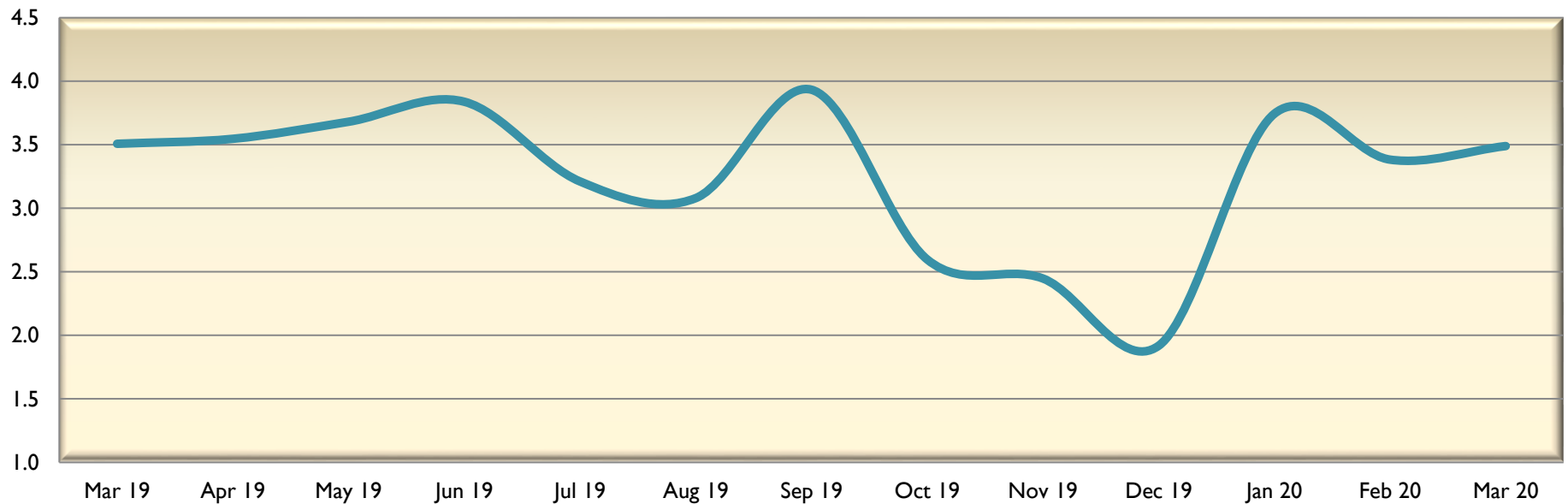


Available Homes per Buyer

Area	Mar 19	Mar 20	Change
Northwest Grants Pass	4.3	5.8	34.0%
Northeast Grants Pass	3.0	2.5	-18.2%
Southwest Grants Pass	2.6	2.8	6.1%
Southeast Grants Pass	4.4	3.7	-15.2%
Illinois Valley	3.6	3.2	-11.3%
COUNTY TOTALS	3.5	3.5	-0.5%

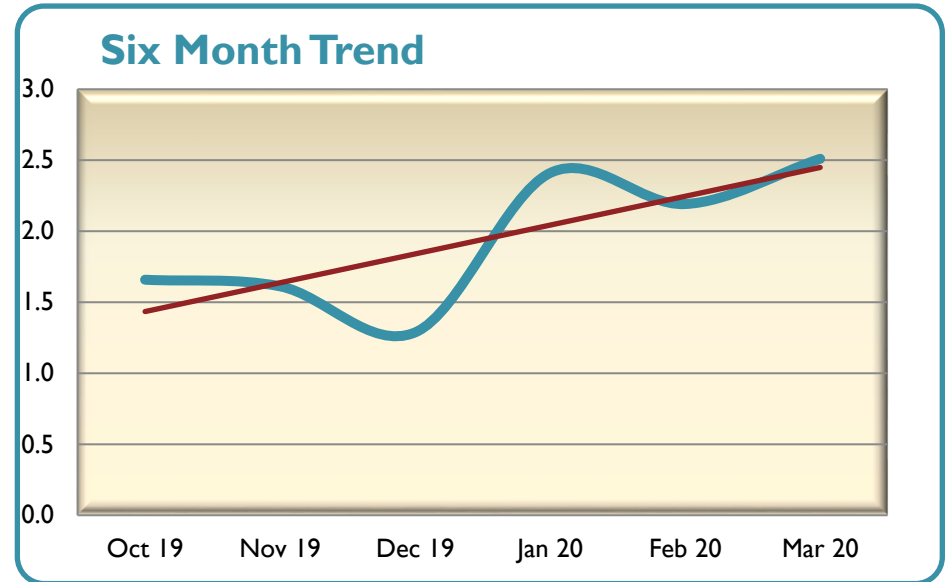


Yearly Snapshot: Available Homes per Buyer

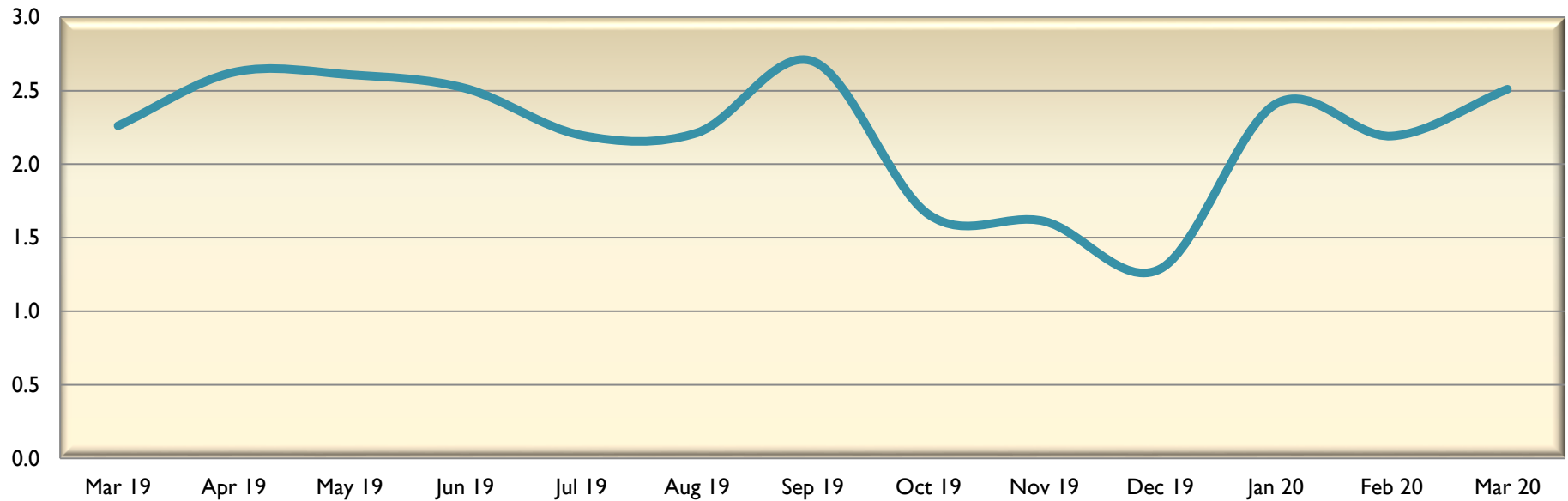


Months Supply of Inventory

Area	Mar 19	Mar 20	Change
Northwest Grants Pass	2.8	4.4	61.6%
Northeast Grants Pass	1.6	1.8	12.6%
Southwest Grants Pass	1.8	1.6	-9.1%
Southeast Grants Pass	3.0	2.8	-6.7%
Illinois Valley	2.4	2.3	-3.9%
COUNTY TOTALS	2.3	2.5	11.0%



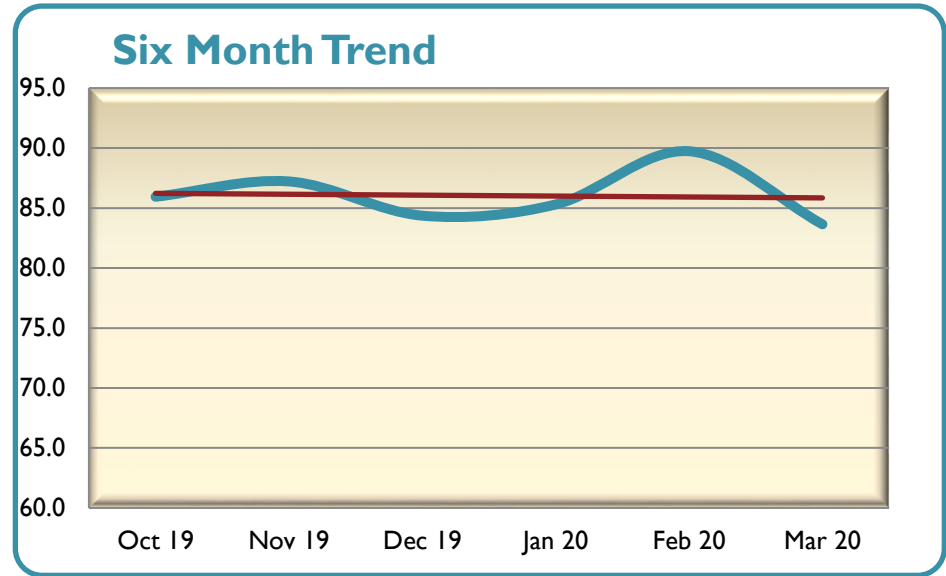
Yearly Snapshot: Months Supply of Inventory



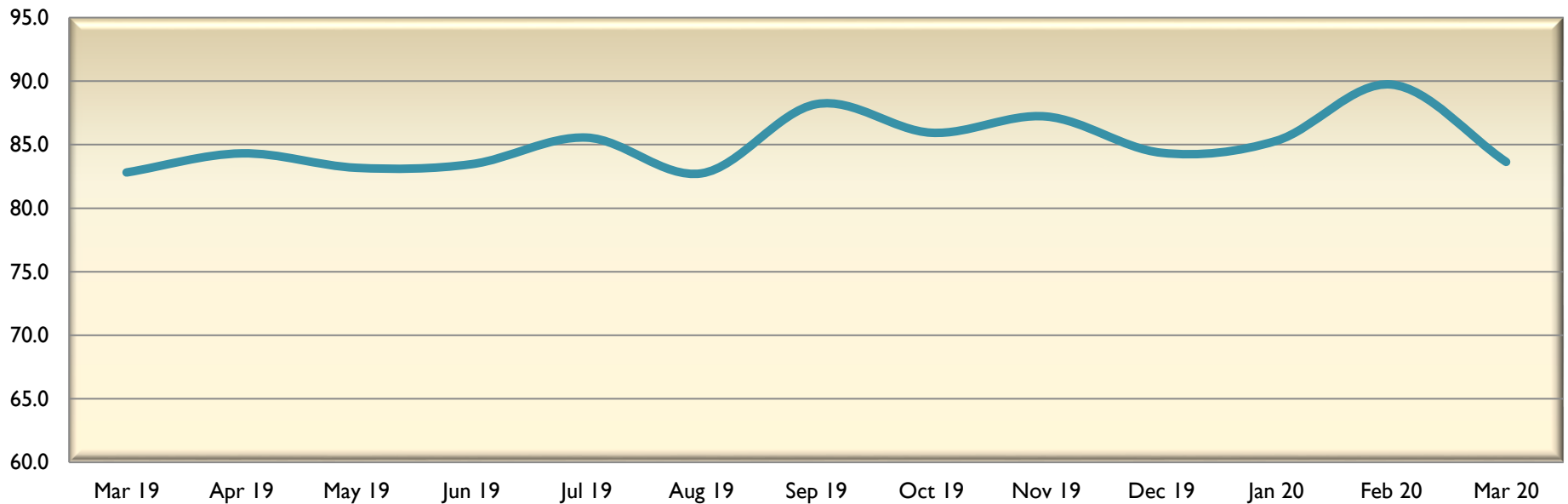
Housing Affordability Index

Josephine County	Mar 19	Mar 20	Change
	82.8	83.6	1.0%

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	Mar 19	Mar 20	Change
	10076	7584	-24.7%

