

Jackson County Residential Market Trends

January 2012

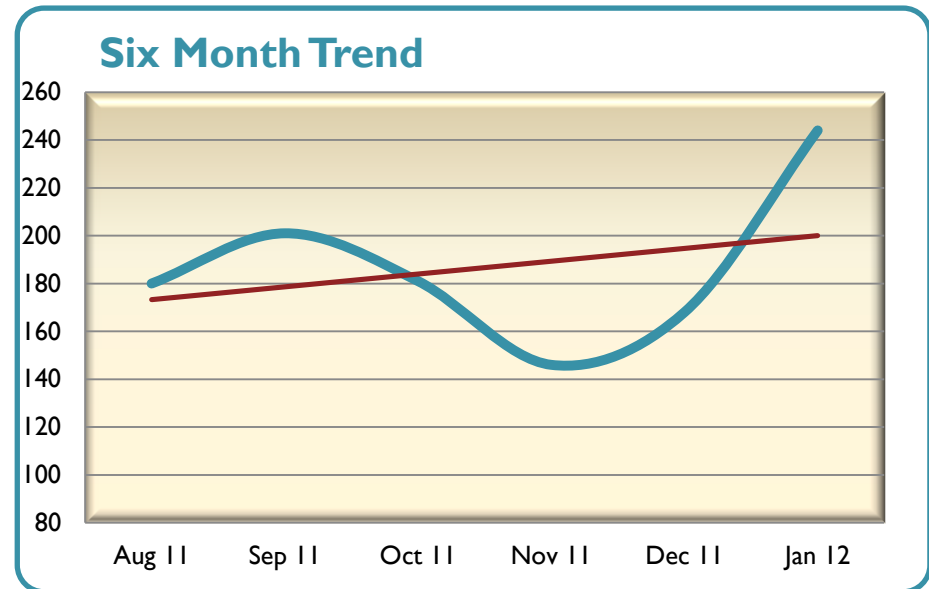
↑ Pending Sales2
↓ New Listings3
↓ Average Days on Market4
↑ Original List Price vs Selling Price5
↓ Available Homes per Buyer6
↓ Months Supply of Inventory7
↑ Housing Affordability Index8

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.

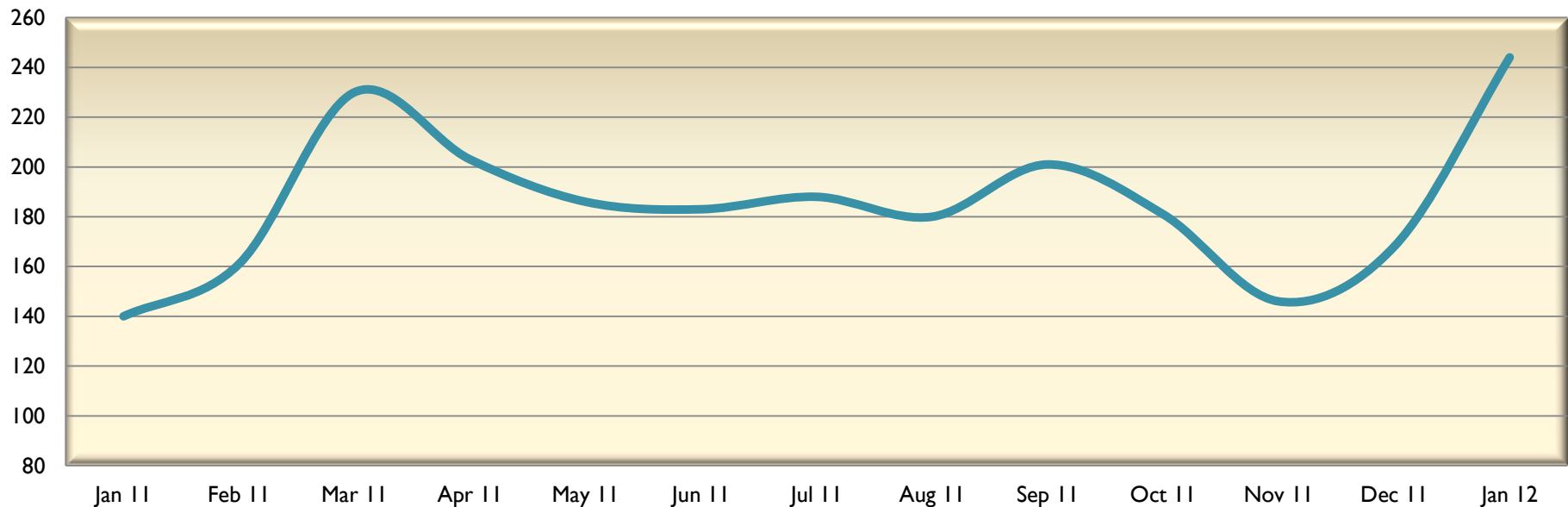
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	Jan 11	Jan 12	Change
Ashland	10	24	140.0%
Talent	3	7	133.3%
Phoenix	5	6	20.0%
Jacksonville	2	4	100.0%
West Medford	26	42	61.5%
East Medford	44	76	72.7%
Central Point	23	44	91.3%
White City	6	14	133.3%
Eagle Point	11	19	72.7%
Shady Cove / Trail	4	2	-50.0%
Gold Hill & Rogue River	6	6	0.0%
COUNTY TOTALS	140	244	74.3%

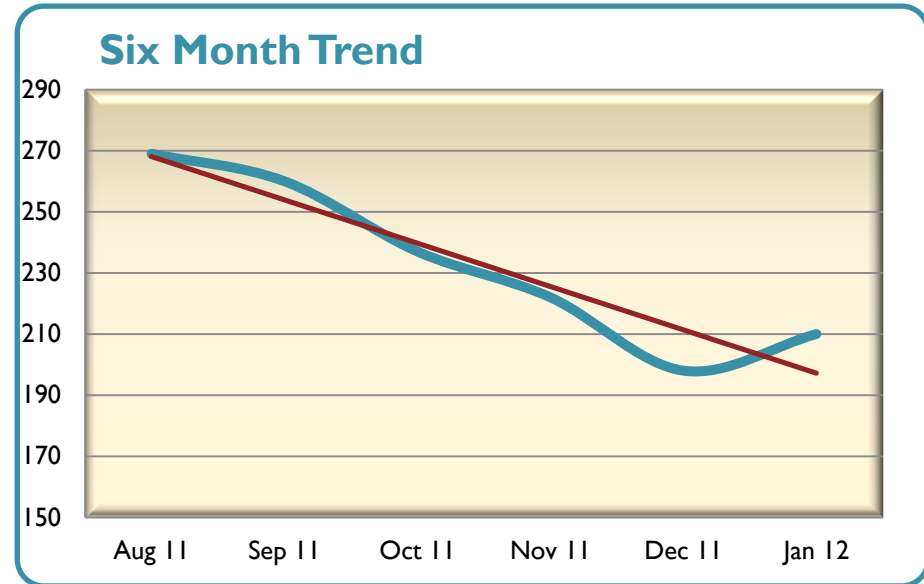


Yearly Snapshot: Pending Sales

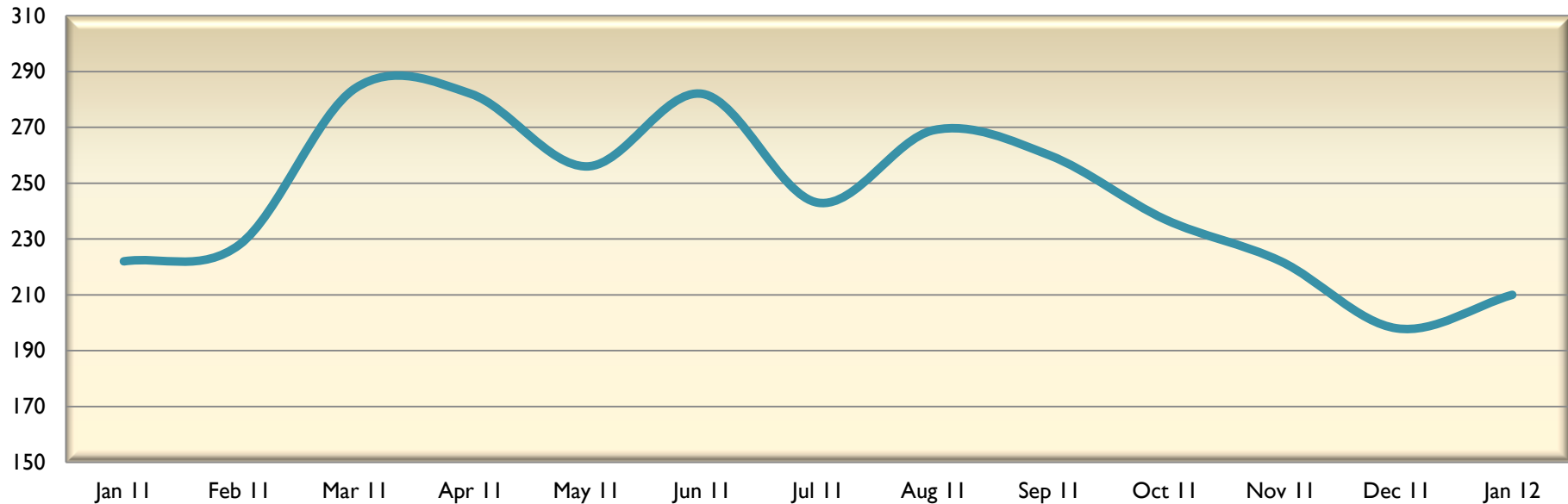


New Listings

Area	Jan 11	Jan 12	Change
Ashland	26	26	0.0%
Talent	6	8	33.3%
Phoenix	3	6	100.0%
Jacksonville	5	9	80.0%
West Medford	43	41	-4.7%
East Medford	66	52	-21.2%
Central Point	23	38	65.2%
White City	17	13	-23.5%
Eagle Point	16	13	-18.8%
Shady Cove / Trail	10	1	-90.0%
Gold Hill & Rogue River	7	3	-57.1%
COUNTY TOTALS	222	210	-5.4%

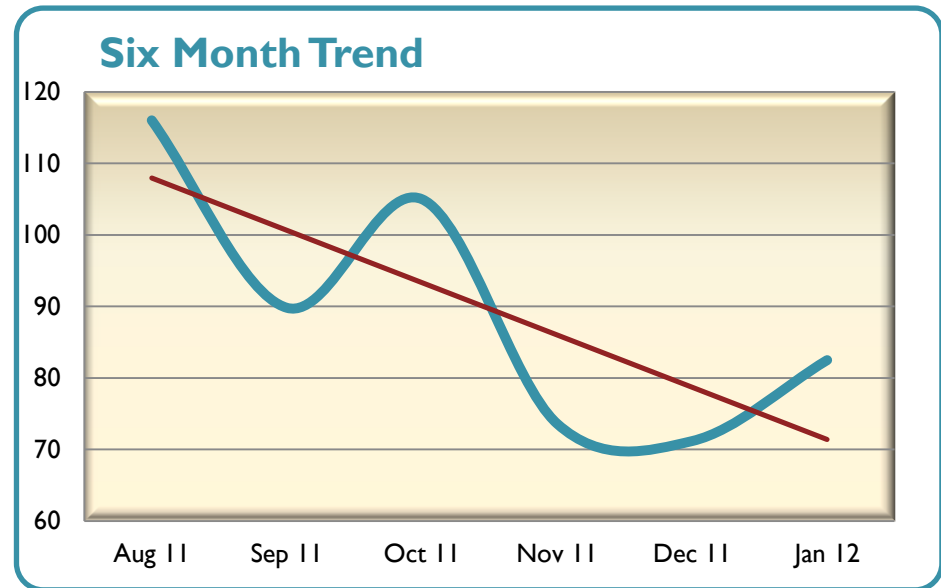


Yearly Snapshot: New Listings

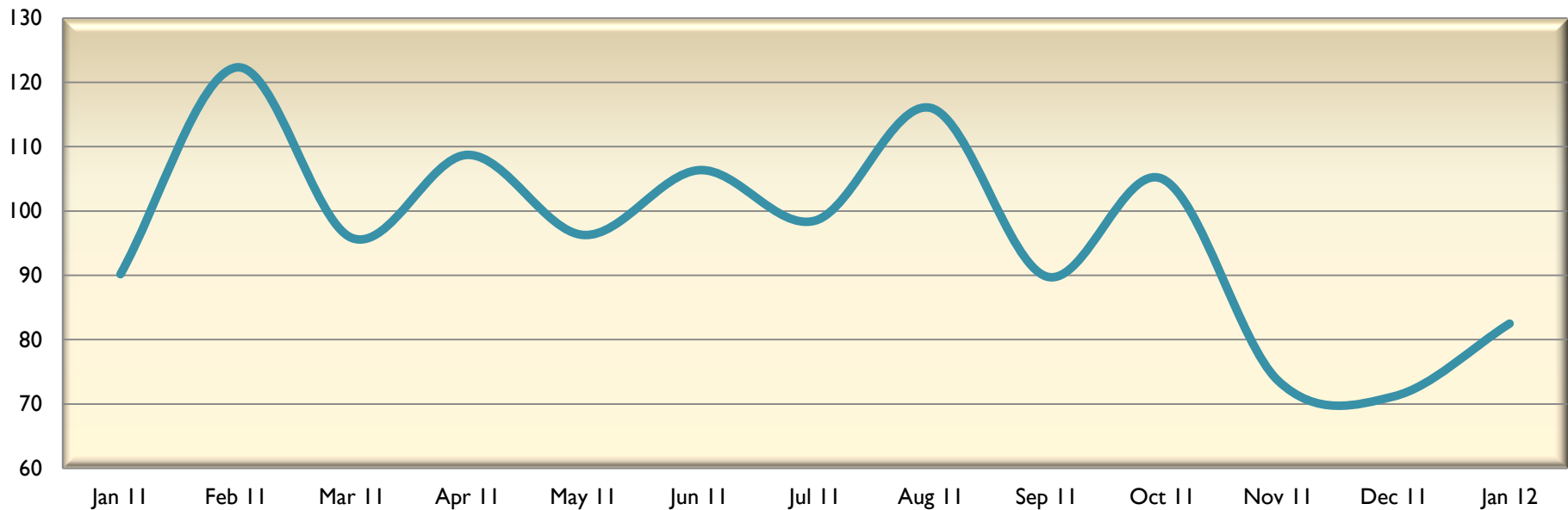


Average Days on Market

Area	Jan 11	Jan 12	Change
Ashland	121	138	14.0%
Talent	113	132	16.5%
Phoenix	107	29	-73.1%
Jacksonville	42	171	307.1%
West Medford	74	68	-8.1%
East Medford	88	63	-28.2%
Central Point	108	62	-42.8%
White City	60	385	543.5%
Eagle Point	163	81	-50.6%
Shady Cove / Trail	22	N/A	N/A
Gold Hill & Rogue River	61	58	-4.9%
COUNTY TOTALS	90	82	-8.5%

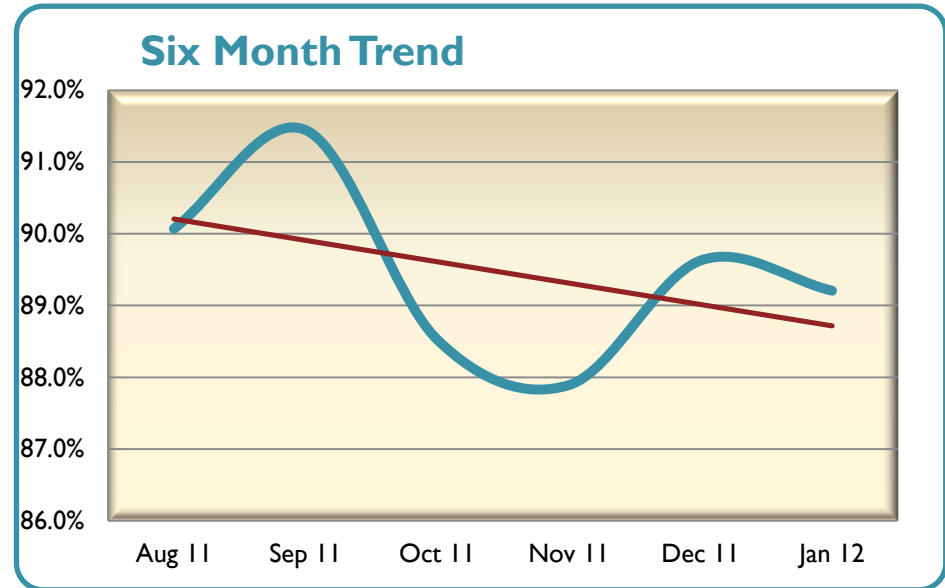


Yearly Snapshot: Average Days on Market

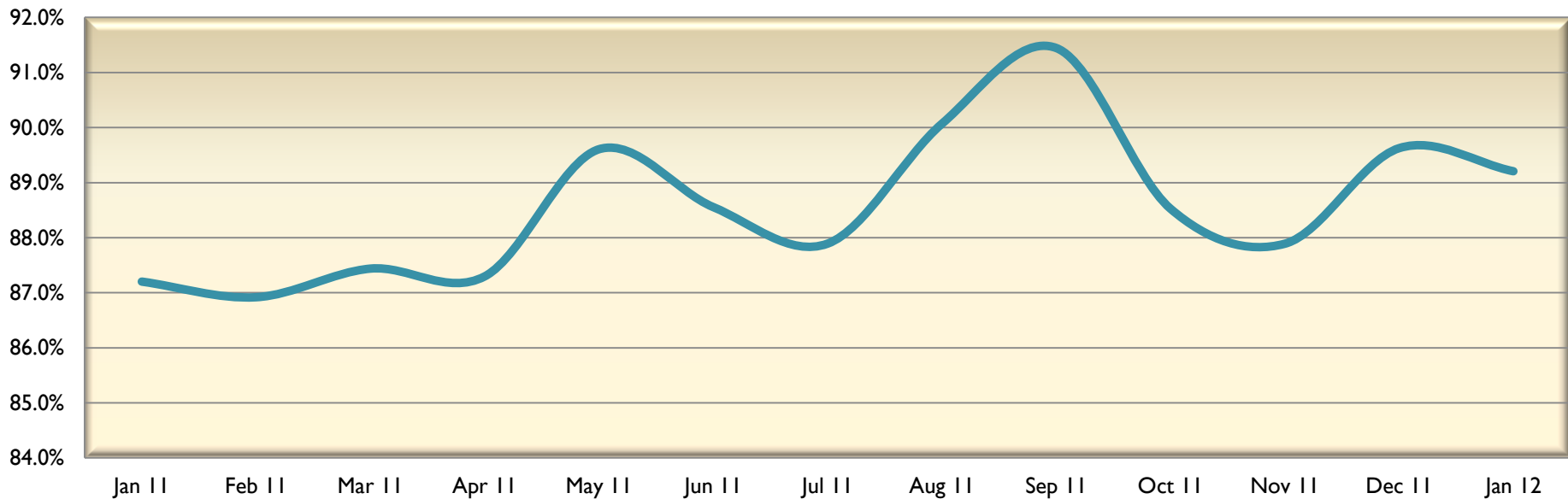


Original List Price vs Selling Price

Area	Jan 11	Jan 12	Change
Ashland	82.0%	86.4%	5.4%
Talent	91.6%	86.2%	-5.9%
Phoenix	95.2%	96.9%	1.8%
Jacksonville	97.1%	90.9%	-6.3%
West Medford	87.5%	86.2%	-1.4%
East Medford	88.4%	90.9%	2.8%
Central Point	86.5%	93.3%	7.8%
White City	93.5%	69.4%	-25.8%
Eagle Point	82.9%	88.0%	6.2%
Shady Cove / Trail	74.6%	N/A	N/A
Gold Hill & Rogue River	89.8%	94.4%	5.1%
COUNTY TOTALS	87.2%	89.2%	2.3%

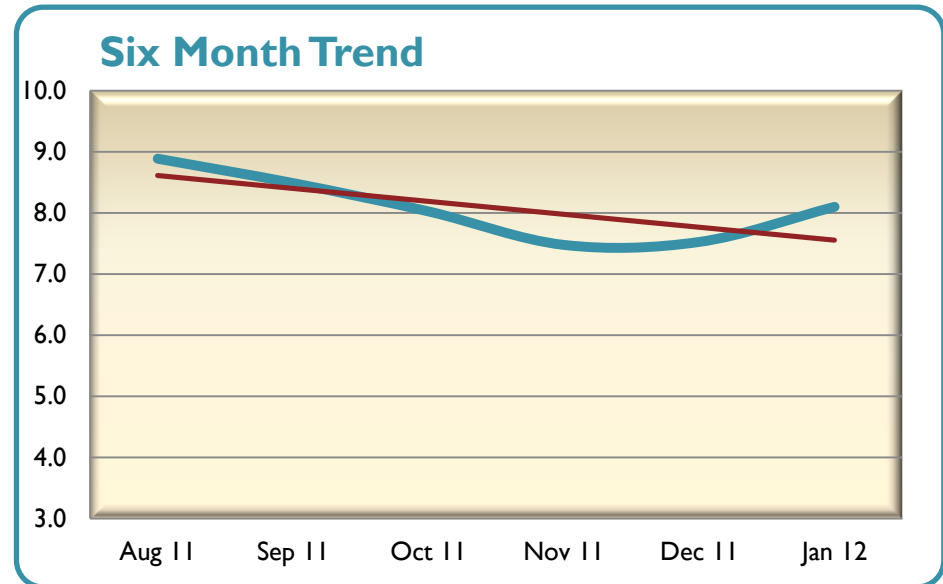


Yearly Snapshot: Original List Price vs Selling Price

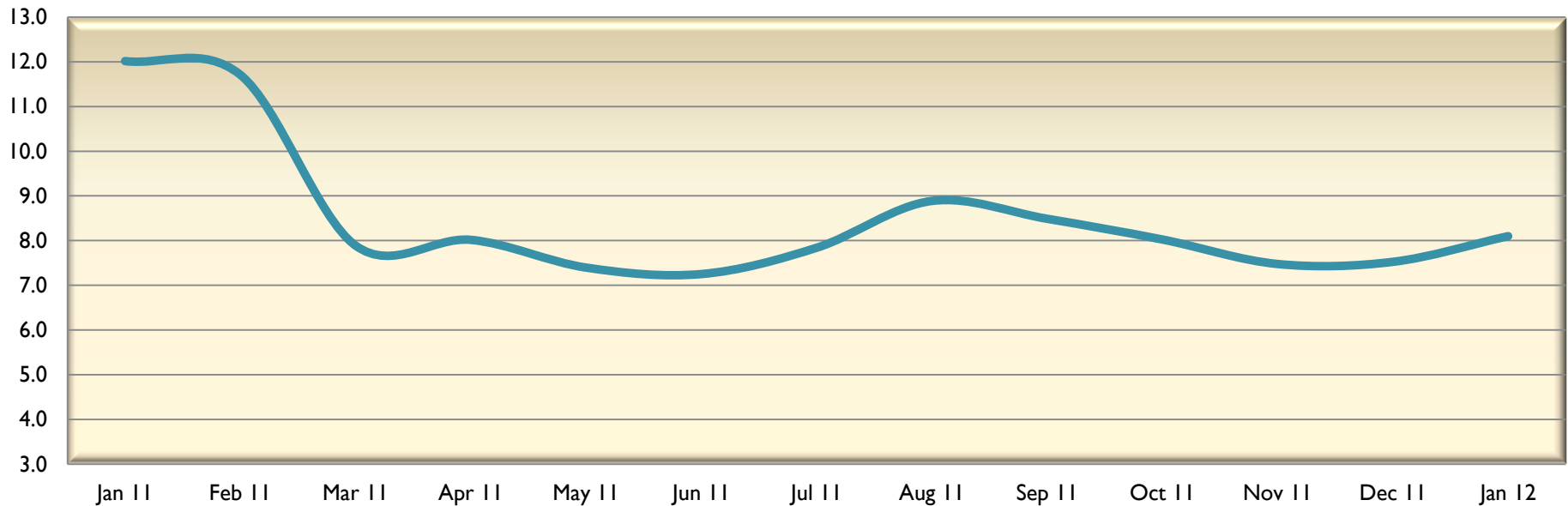


Available Homes per Buyer

Area	Jan 11	Jan 12	Change
Ashland	31.0	9.0	-71.0%
Talent	18.0	12.3	-31.5%
Phoenix	40.0	7.0	-82.5%
Jacksonville	56.0	39.0	-30.4%
West Medford	6.9	6.6	-3.1%
East Medford	11.8	6.8	-42.1%
Central Point	10.0	6.4	-36.1%
White City	8.0	19.3	141.7%
Eagle Point	14.3	10.0	-29.8%
Shady Cove / Trail	38.0	N/A	N/A
Gold Hill & Rogue River	11.0	7.8	-28.8%
COUNTY TOTALS	12.0	8.1	-32.6%

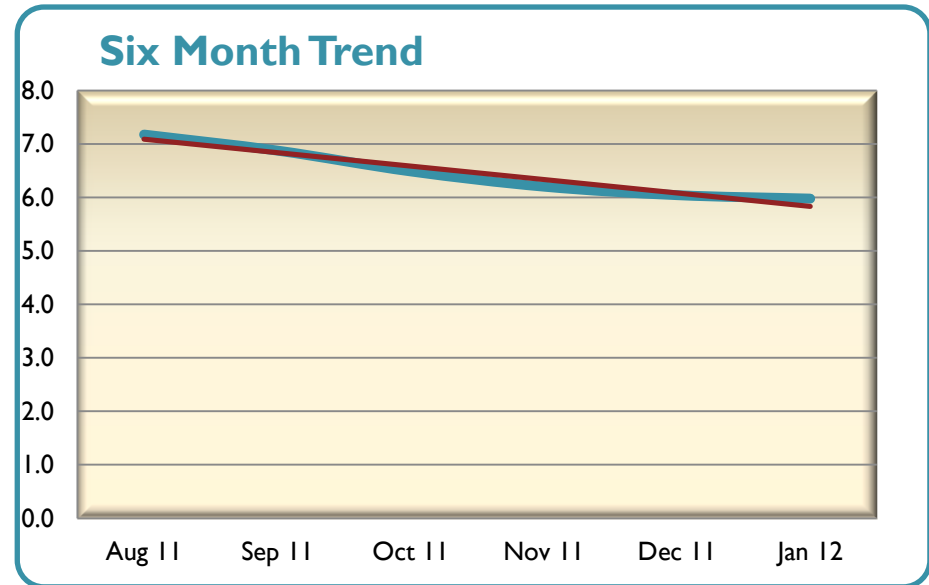


Yearly Snapshot: Available Homes per Buyer

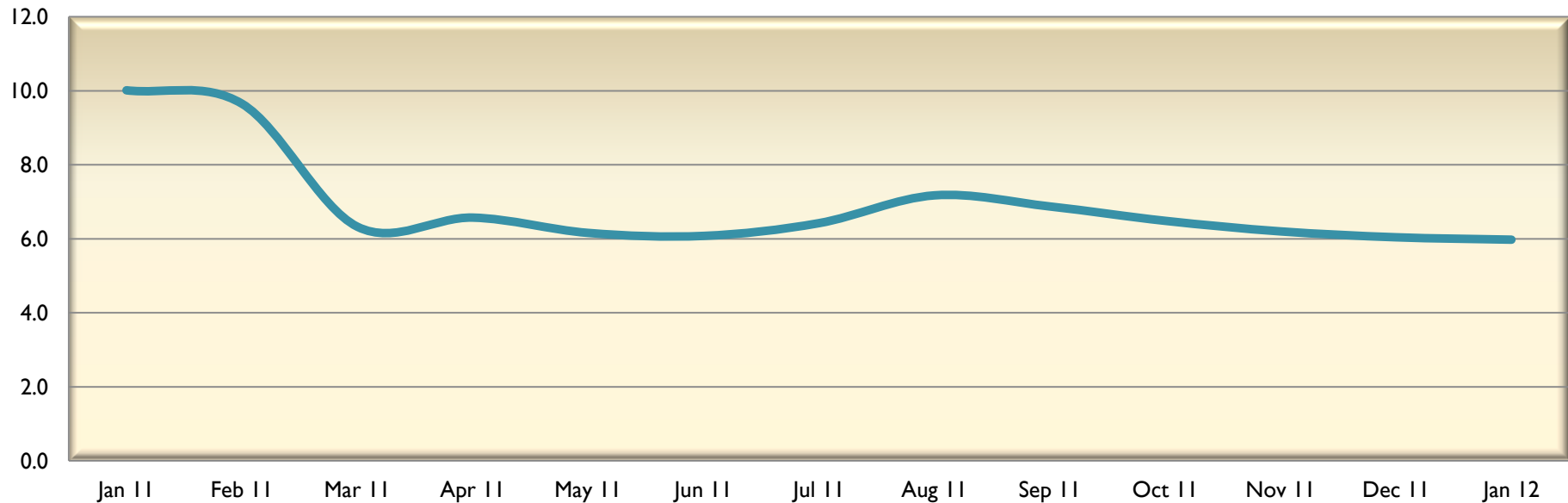


Months Supply of Inventory

Area	Jan 11	Jan 12	Change
Ashland	27.1	7.4	-72.6%
Talent	16.3	8.7	-46.9%
Phoenix	31.0	5.5	-82.3%
Jacksonville	48.0	33.0	-31.3%
West Medford	5.5	4.8	-12.6%
East Medford	9.7	4.9	-49.4%
Central Point	8.2	4.3	-47.8%
White City	7.1	14.3	101.6%
Eagle Point	12.3	6.8	-44.7%
Shady Cove / Trail	29.0	N/A	N/A
Gold Hill & Rogue River	9.0	6.2	-31.5%
COUNTY TOTALS	10.0	6.0	-40.3%



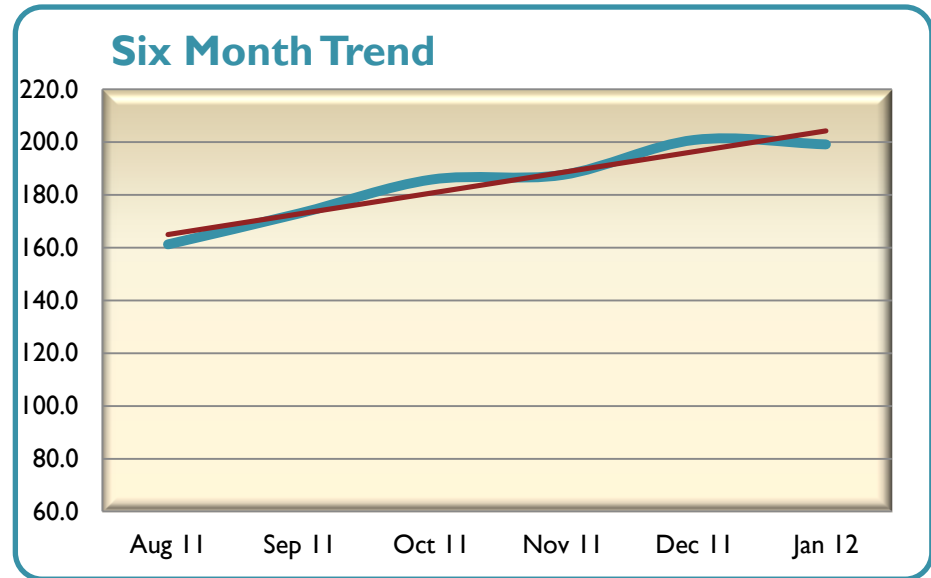
Yearly Snapshot: Months Supply of Inventory



Housing Affordability Index

Jackson County	Jan 11	Jan 12	Change
	182.7	199.2	9.0%

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

