

## Jackson County Residential Market Trends

June 2012

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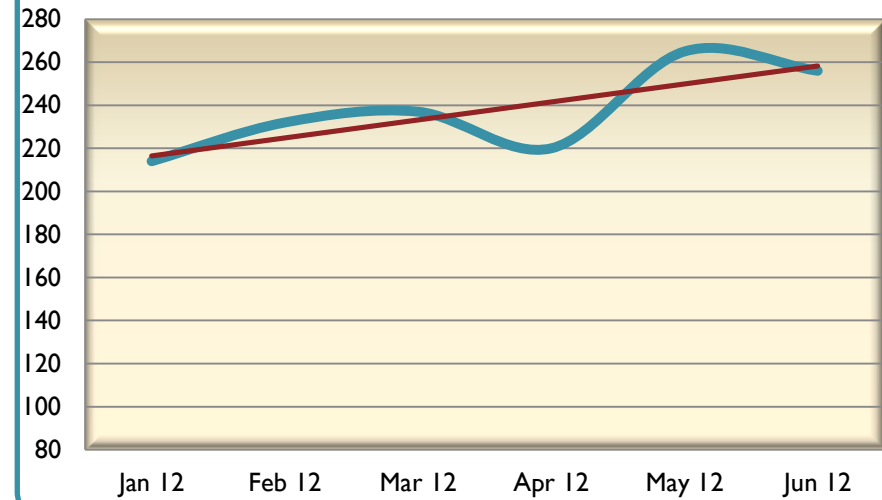
Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

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.

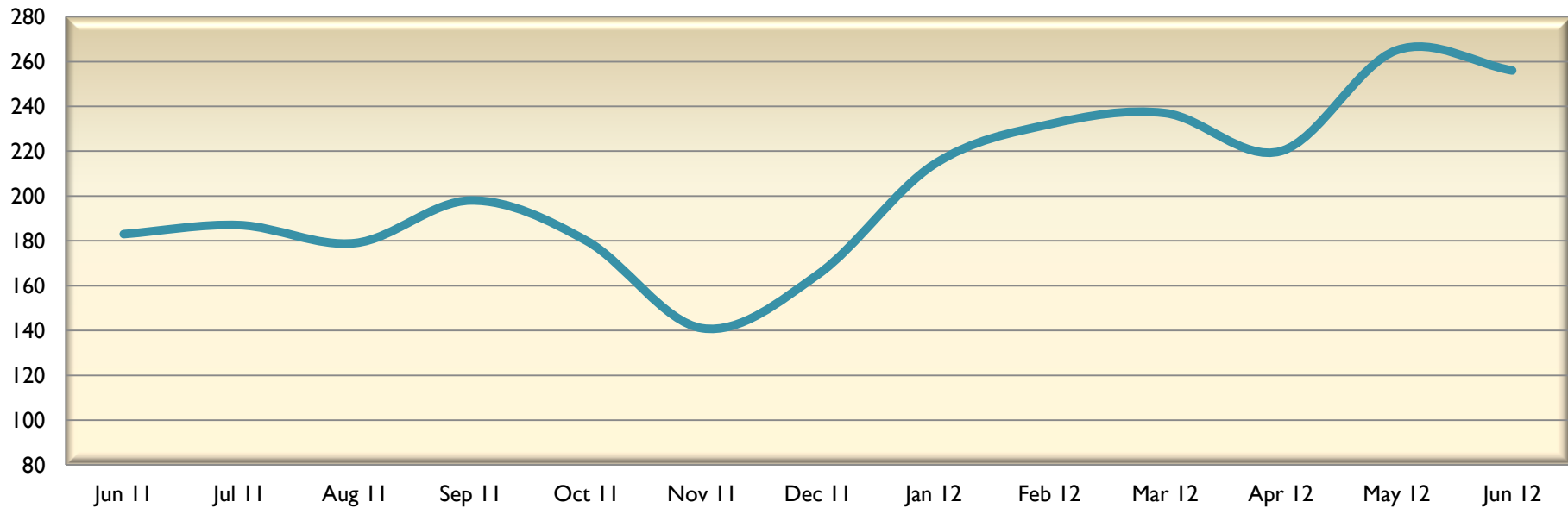
## Pending Sales

Area	Jun 11	Jun 12	Change
Ashland	17	37	117.6%
Talent	7	12	71.4%
Phoenix	3	7	133.3%
Jacksonville	8	6	-25.0%
West Medford	36	54	50.0%
East Medford	58	64	10.3%
Central Point	28	38	35.7%
White City	12	11	-8.3%
Eagle Point	9	18	100.0%
Shady Cove / Trail	1	5	400.0%
Gold Hill & Rogue River	4	4	0.0%
<b>COUNTY TOTALS</b>	<b>183</b>	<b>256</b>	<b>39.9%</b>

### Six Month Trend

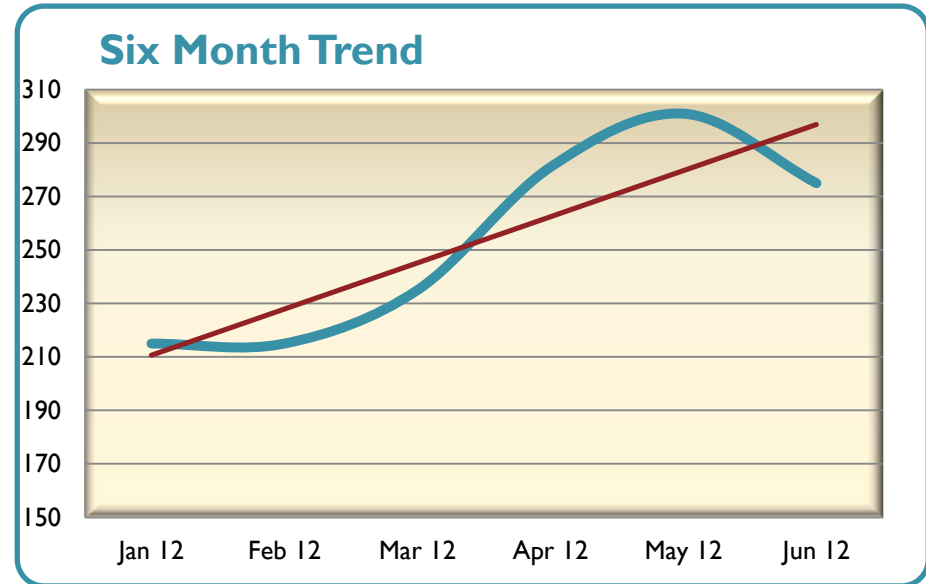


### Yearly Snapshot: Pending Sales

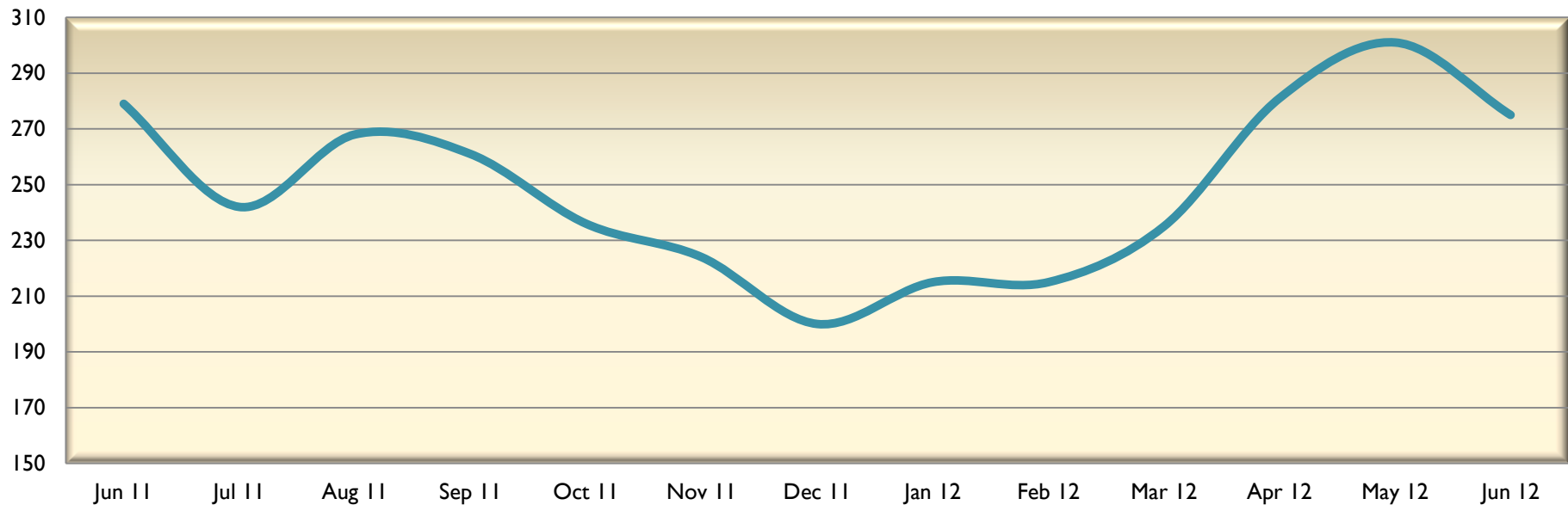


## New Listings

Area	Jun 11	Jun 12	Change
Ashland	42	59	40.5%
Talent	4	8	100.0%
Phoenix	4	5	25.0%
Jacksonville	13	11	-15.4%
West Medford	52	46	-11.5%
East Medford	91	65	-28.6%
Central Point	30	41	36.7%
White City	15	8	-46.7%
Eagle Point	14	19	35.7%
Shady Cove / Trail	6	4	-33.3%
Gold Hill & Rogue River	8	9	12.5%
<b>COUNTY TOTALS</b>	<b>279</b>	<b>275</b>	<b>-1.4%</b>

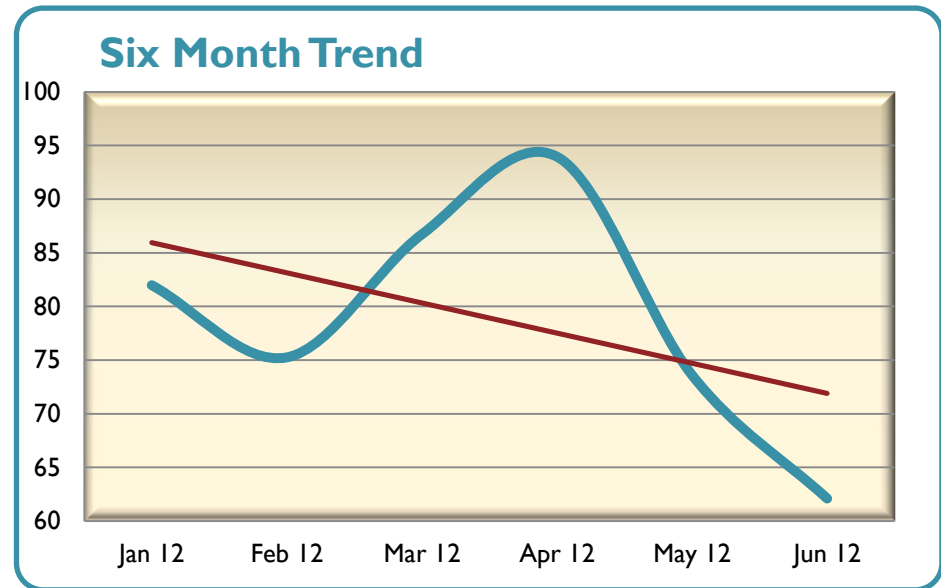


## Yearly Snapshot: New Listings

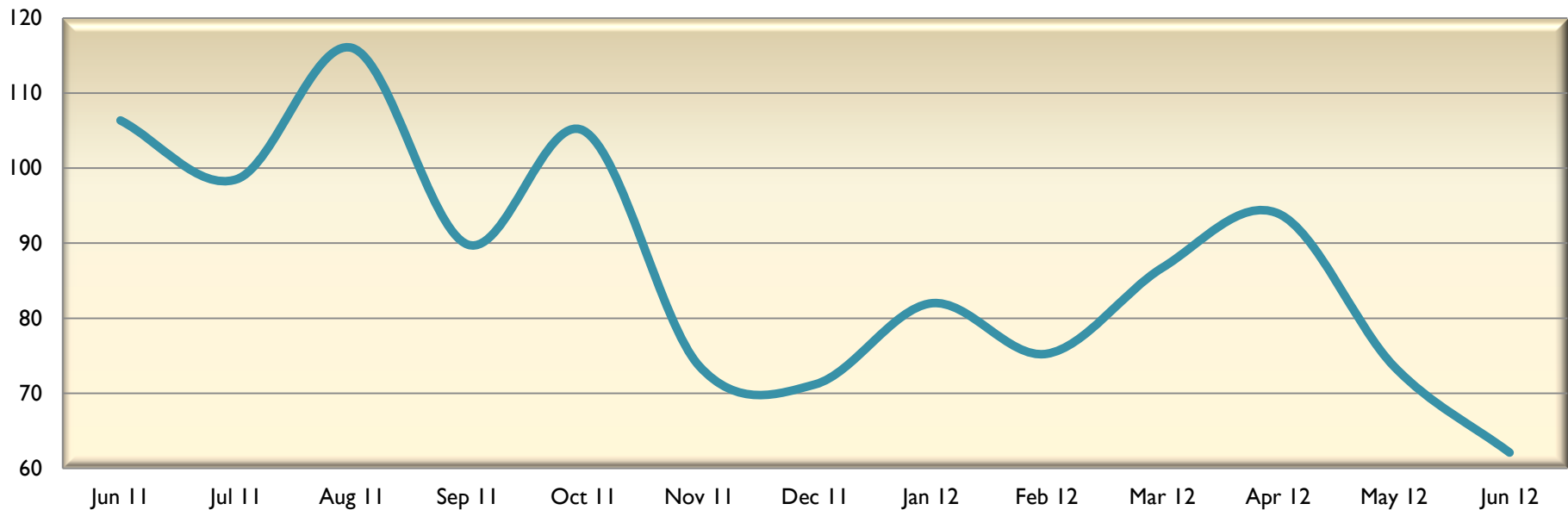


## Average Days on Market

Area	Jun 11	Jun 12	Change
Ashland	65	90	38.3%
Talent	159	22	-86.1%
Phoenix	140	102	-27.2%
Jacksonville	207	156	-25.0%
West Medford	83	57	-31.2%
East Medford	136	59	-56.6%
Central Point	90	46	-48.7%
White City	86	68	-21.5%
Eagle Point	78	60	-22.4%
Shady Cove / Trail	81	8	-90.1%
Gold Hill & Rogue River	135	67	-50.6%
<b>COUNTY TOTALS</b>	<b>106</b>	<b>62</b>	<b>-41.6%</b>

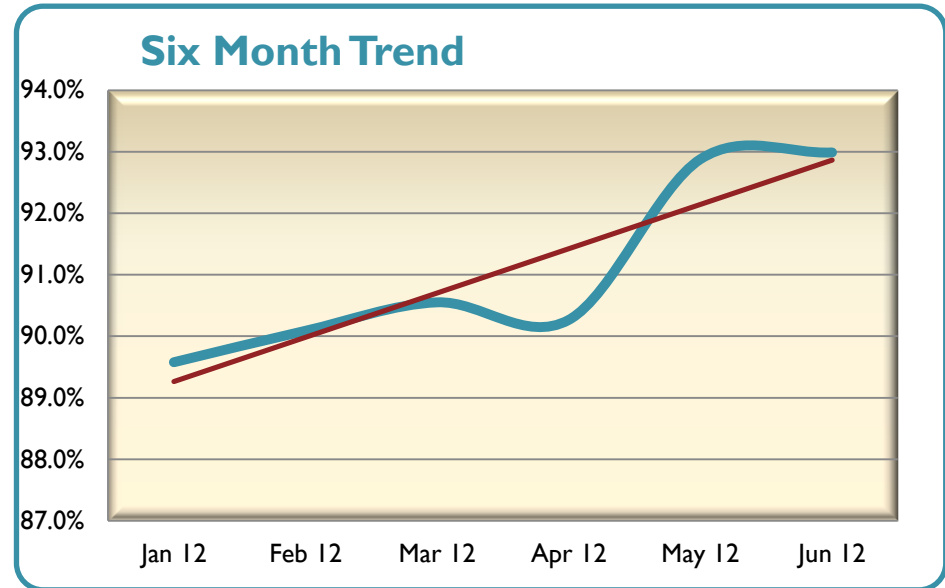


## Yearly Snapshot: Average Days on Market

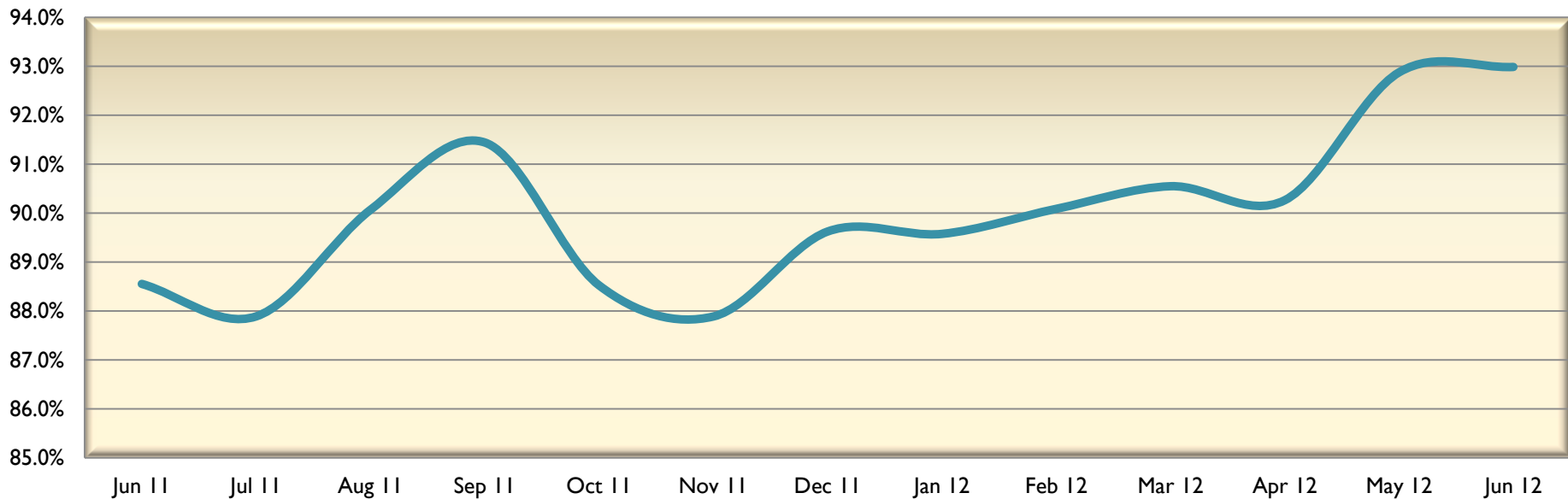


## Original List Price vs Selling Price

Area	Jun 11	Jun 12	Change
Ashland	85.7%	93.3%	8.8%
Talent	89.0%	95.2%	6.9%
Phoenix	82.6%	91.9%	11.3%
Jacksonville	85.8%	91.8%	7.0%
West Medford	92.6%	94.2%	1.7%
East Medford	89.3%	92.5%	3.7%
Central Point	89.9%	95.5%	6.2%
White City	87.0%	92.6%	6.5%
Eagle Point	96.6%	94.2%	-2.4%
Shady Cove / Trail	66.8%	96.0%	43.8%
Gold Hill & Rogue River	81.3%	74.6%	-8.2%
<b>COUNTY TOTALS</b>	<b>88.6%</b>	<b>93.0%</b>	<b>5.0%</b>

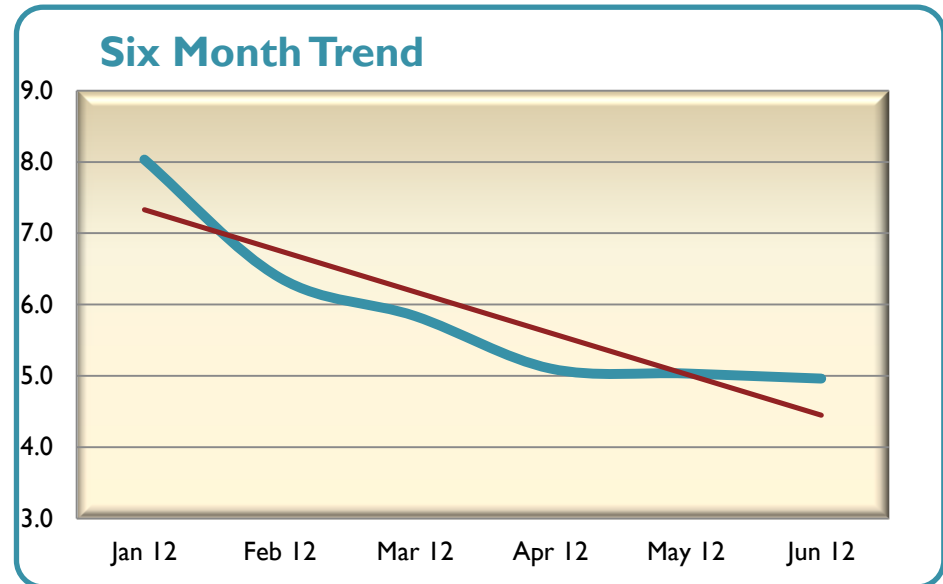


## Yearly Snapshot: Original List Price vs Selling Price

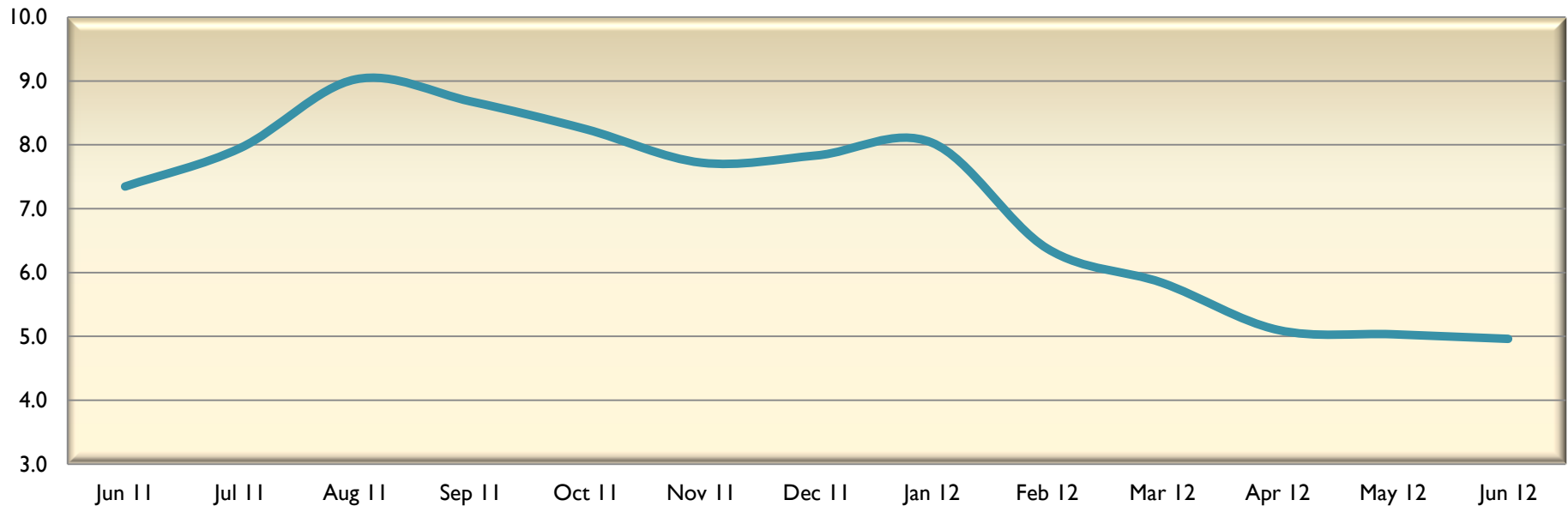


## Available Homes per Buyer

Area	Jun 11	Jun 12	Change
Ashland	10.0	7.0	-30.3%
Talent	9.6	11.7	21.5%
Phoenix	3.4	5.0	48.1%
Jacksonville	9.9	11.2	13.6%
West Medford	7.2	4.2	-41.3%
East Medford	7.9	4.1	-48.4%
Central Point	4.0	3.5	-11.5%
White City	10.2	4.1	-59.7%
Eagle Point	7.1	3.9	-46.0%
Shady Cove / Trail	22.0	40.0	81.8%
Gold Hill & Rogue River	7.3	7.2	-0.7%
<b>COUNTY TOTALS</b>	<b>7.3</b>	<b>5.0</b>	<b>-32.5%</b>

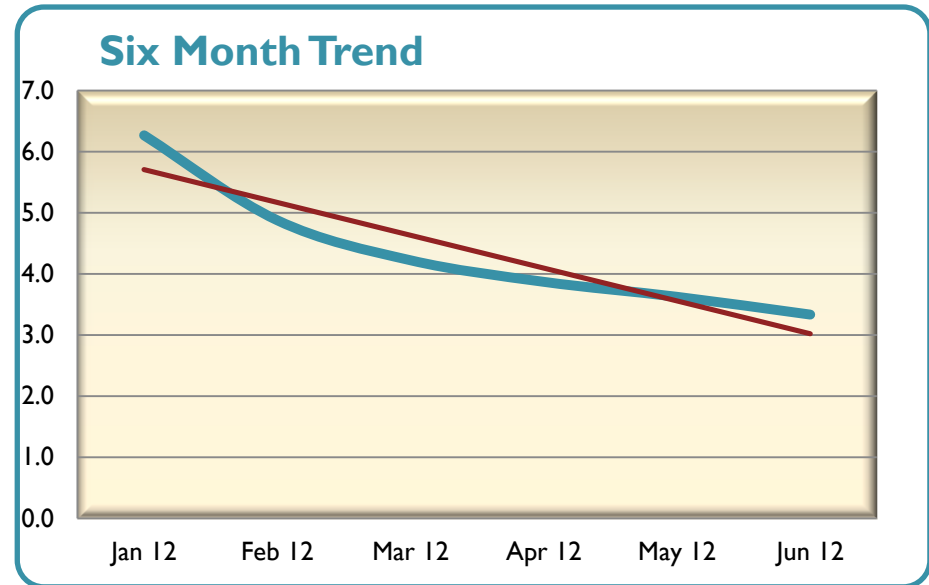


## Yearly Snapshot: Available Homes per Buyer

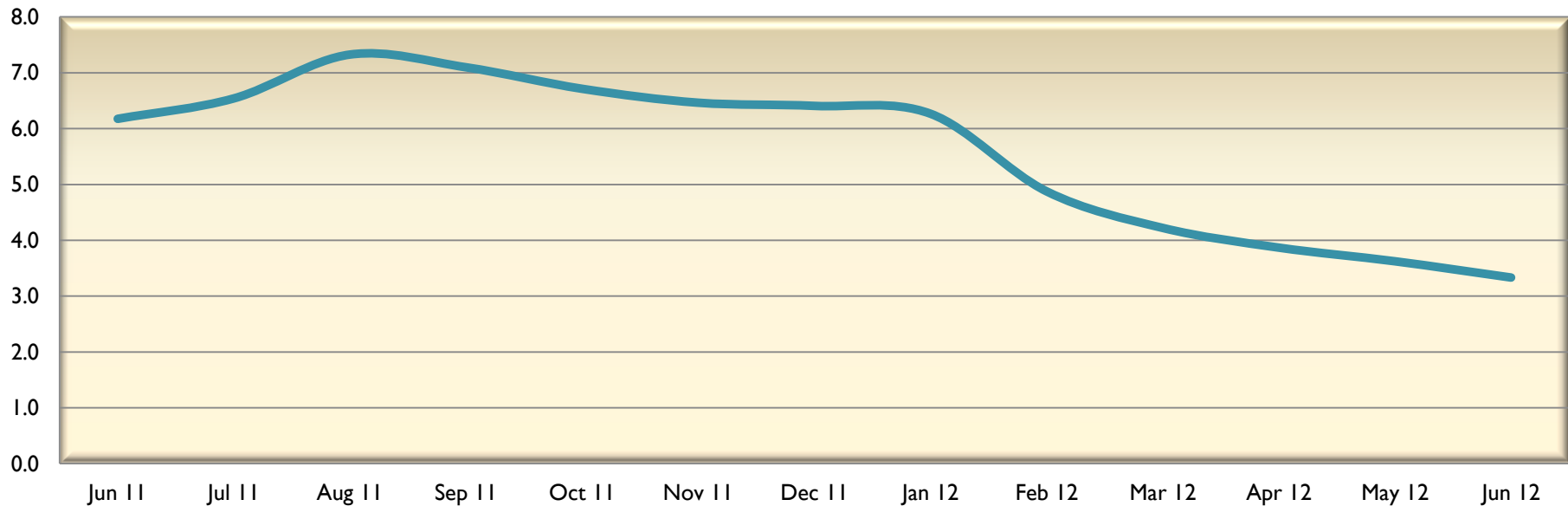


## Months Supply of Inventory

Area	Jun 11	Jun 12	Change
Ashland	9.0	5.1	-43.9%
Talent	7.2	7.3	1.9%
Phoenix	3.1	3.0	-4.0%
Jacksonville	8.7	9.2	5.6%
West Medford	5.9	2.5	-56.7%
East Medford	6.6	2.7	-58.3%
Central Point	3.1	2.1	-32.4%
White City	8.3	2.6	-68.8%
Eagle Point	6.0	2.4	-60.8%
Shady Cove / Trail	20.0	31.0	55.0%
Gold Hill & Rogue River	6.3	6.0	-4.0%
<b>COUNTY TOTALS</b>	<b>6.2</b>	<b>3.3</b>	<b>-46.0%</b>



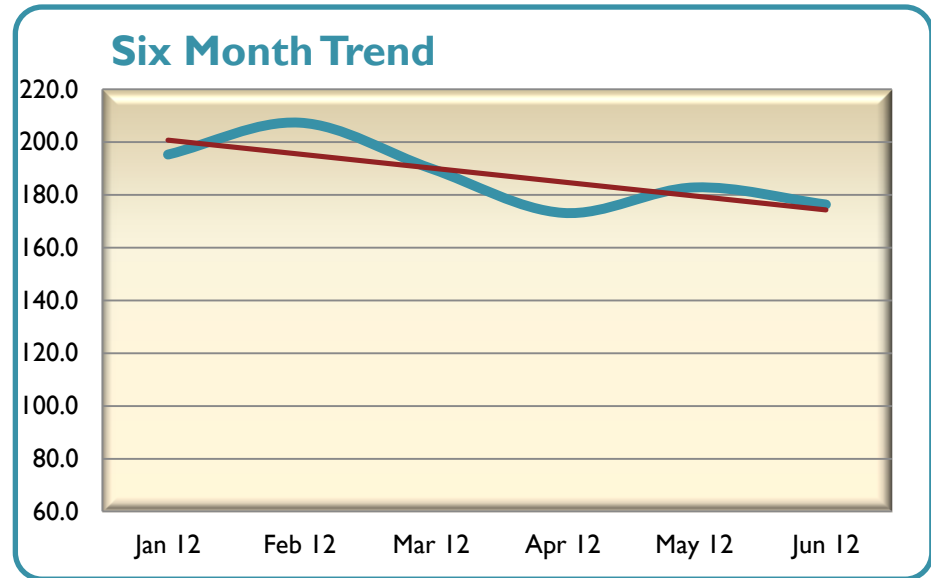
## Yearly Snapshot: Months Supply of Inventory



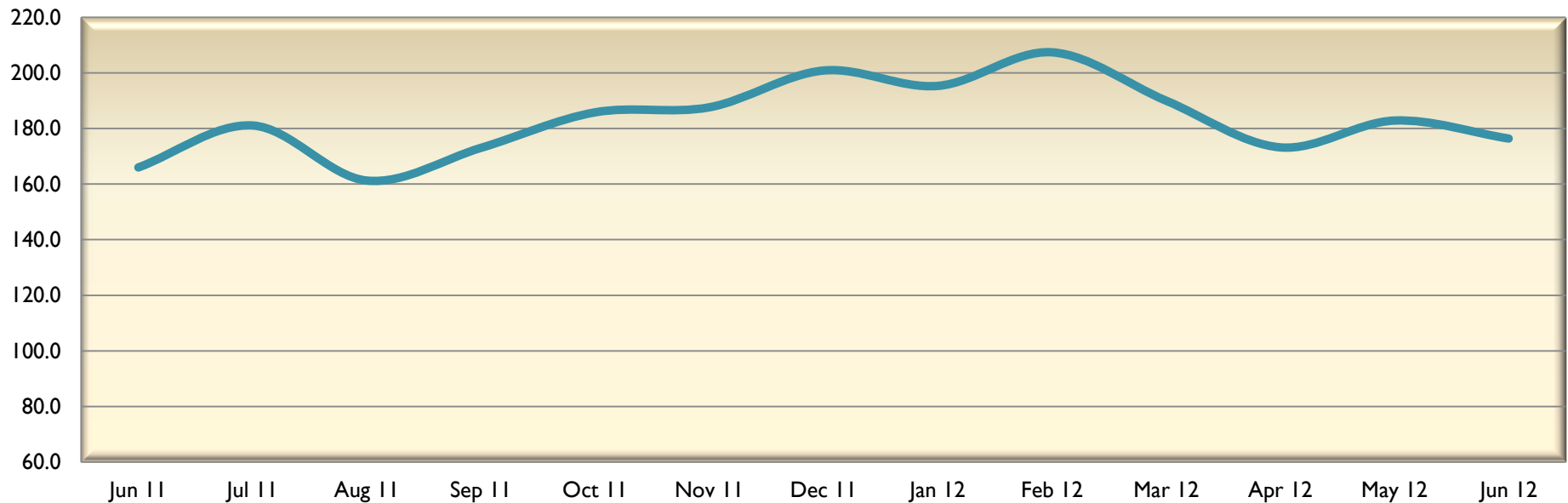
# Housing Affordability Index

Jackson County	Jun 11	Jun 12	Change
	166.0	176.4	6.3%

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	Jun 11	Jun 12	Change
	4031	6873	70.5%

Note: Keybox accesses from the previous year only reflects SOMLS activity. The current year is GPMLS and SOMLS combined activity.

