





Josephine County Residential Market Trends

December 2012

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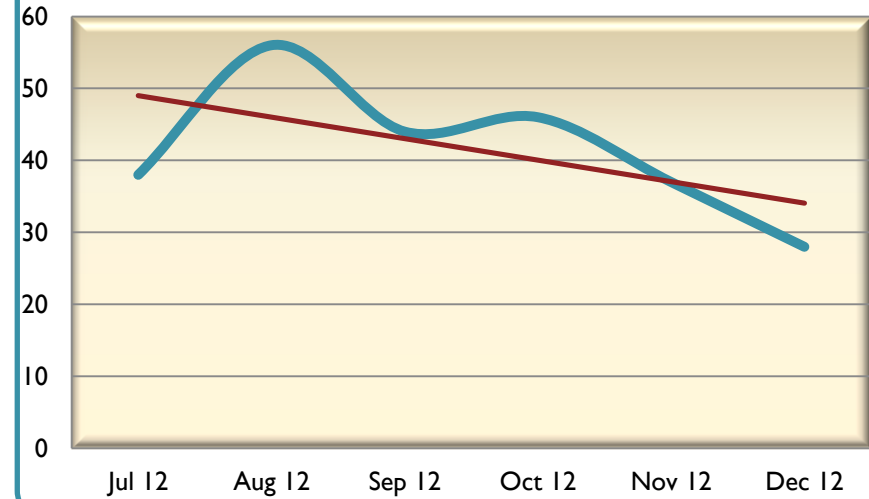
Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

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.

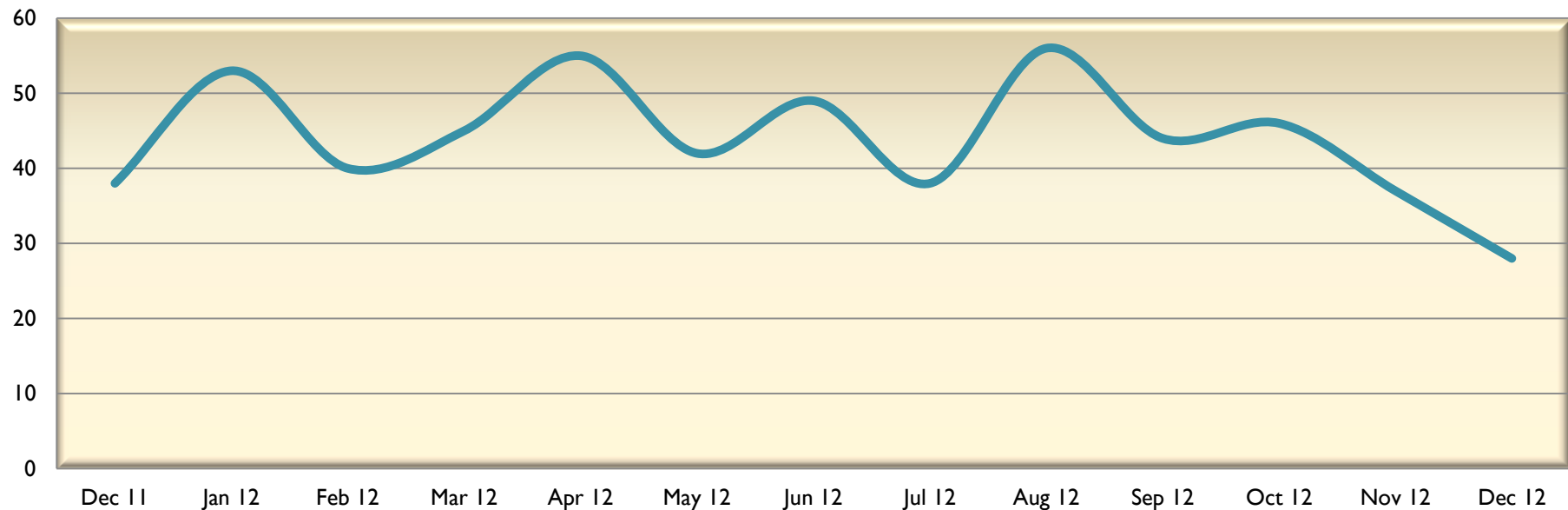
Pending Sales

Area	Dec 11	Dec 12	Change
NW Grants Pass	7	8	14.3%
NE Grants Pass	6	3	-50.0%
SW Grants Pass	6	3	-50.0%
SE Grants Pass	5	0	-100.0%
UGB Redwood	6	7	16.7%
UGB Fruitdale	3	5	66.7%
UGB Williams Hwy	1	1	0.0%
Cave Junction	4	1	-75.0%
COUNTY TOTALS	38	28	-26.3%

Six Month Trend



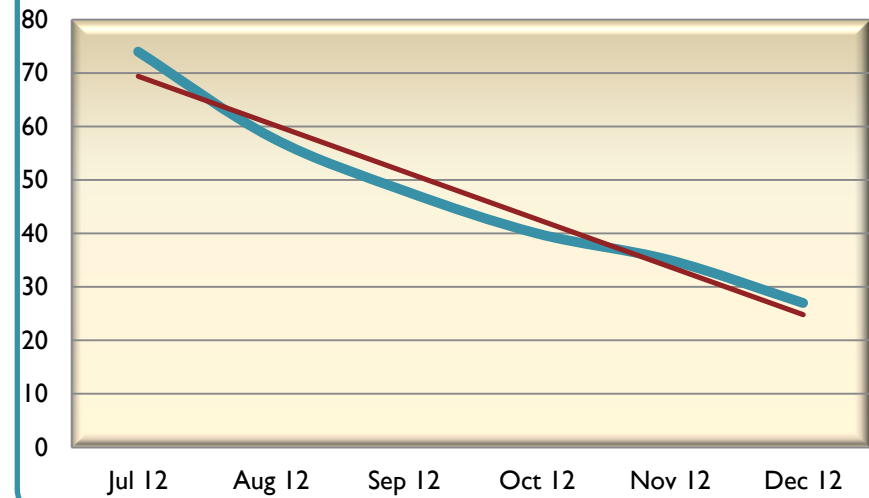
Yearly Snapshot: Pending Sales



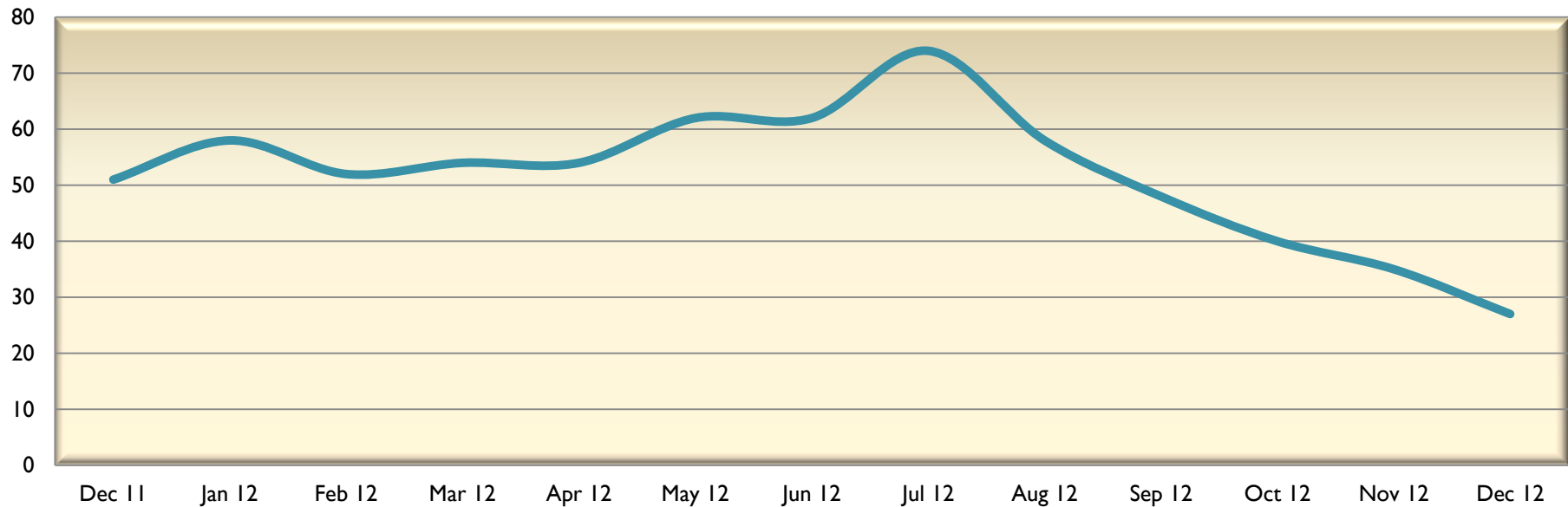
New Listings

Area	Dec 11	Dec 12	Change
NW Grants Pass	10	5	-50.0%
NE Grants Pass	6	4	-33.3%
SW Grants Pass	8	5	-37.5%
SE Grants Pass	3	2	-33.3%
UGB Redwood	9	6	-33.3%
UGB Fruitdale	9	3	-66.7%
UGB Williams Hwy	3	1	-66.7%
Cave Junction	3	1	-66.7%
COUNTY TOTALS	51	27	-47.1%

Six Month Trend

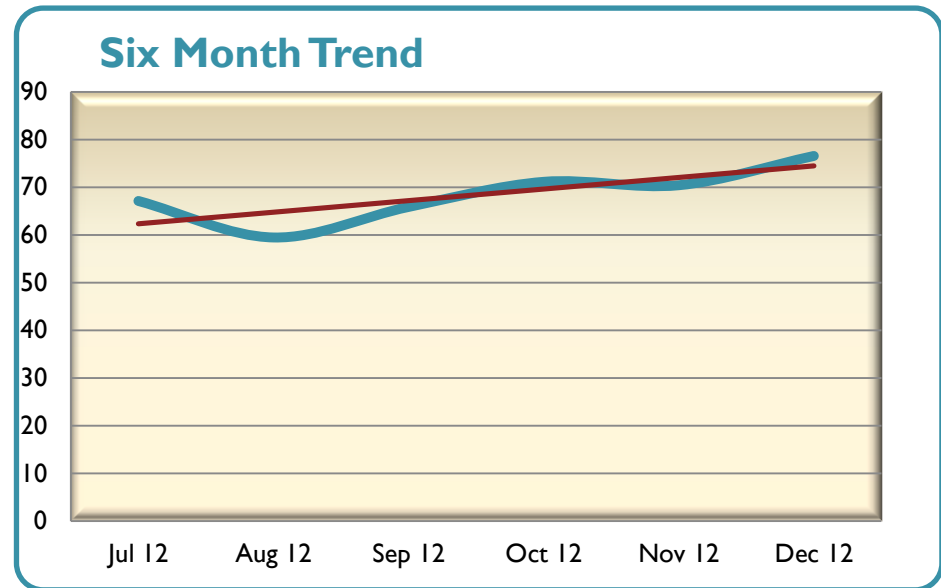


Yearly Snapshot: New Listings

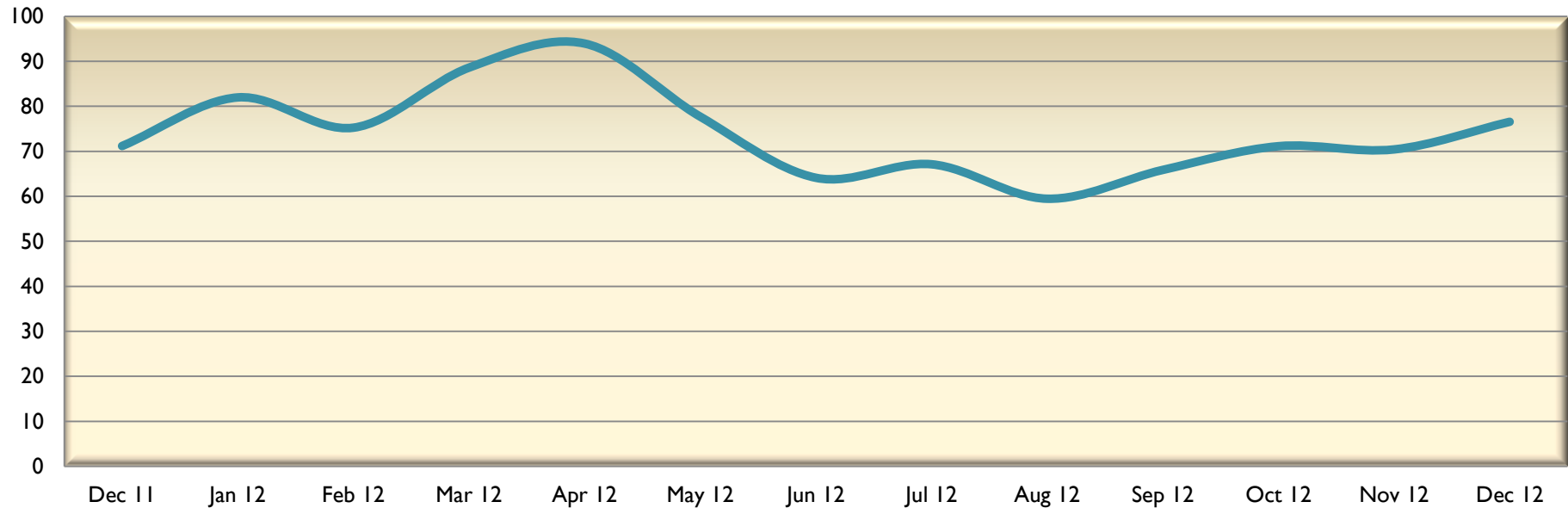


Average Days on Market

Area	Dec 11	Dec 12	Change
NW Grants Pass	180	109	-39.2%
NE Grants Pass	72	109	50.3%
SW Grants Pass	102	93	-8.7%
SE Grants Pass	64	227	252.1%
UGB Redwood	157	104	-33.6%
UGB Fruitdale	233	357	53.6%
UGB Williams Hwy	45	74	65.2%
Cave Junction	126	67	-46.7%
COUNTY TOTALS	71	77	7.6%

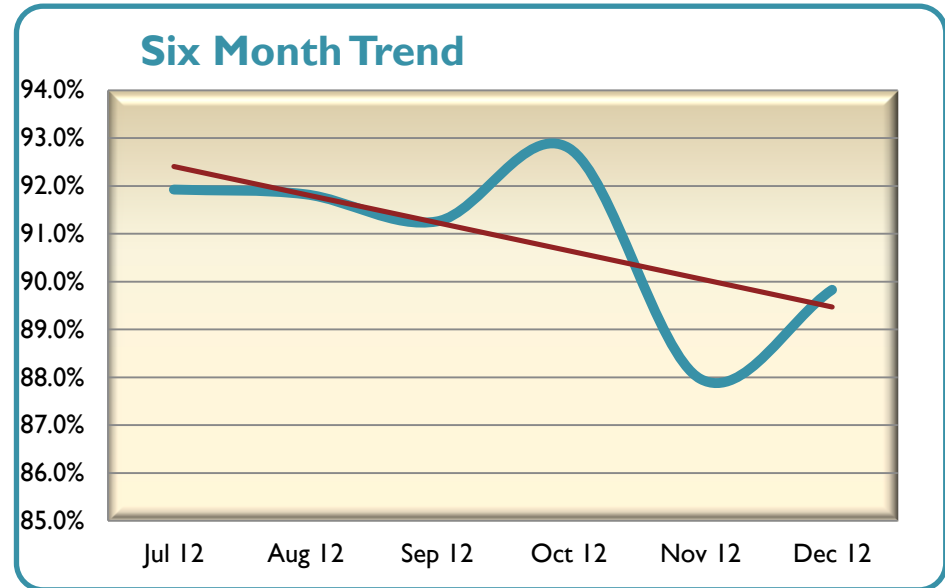


Yearly Snapshot: Average Days on Market

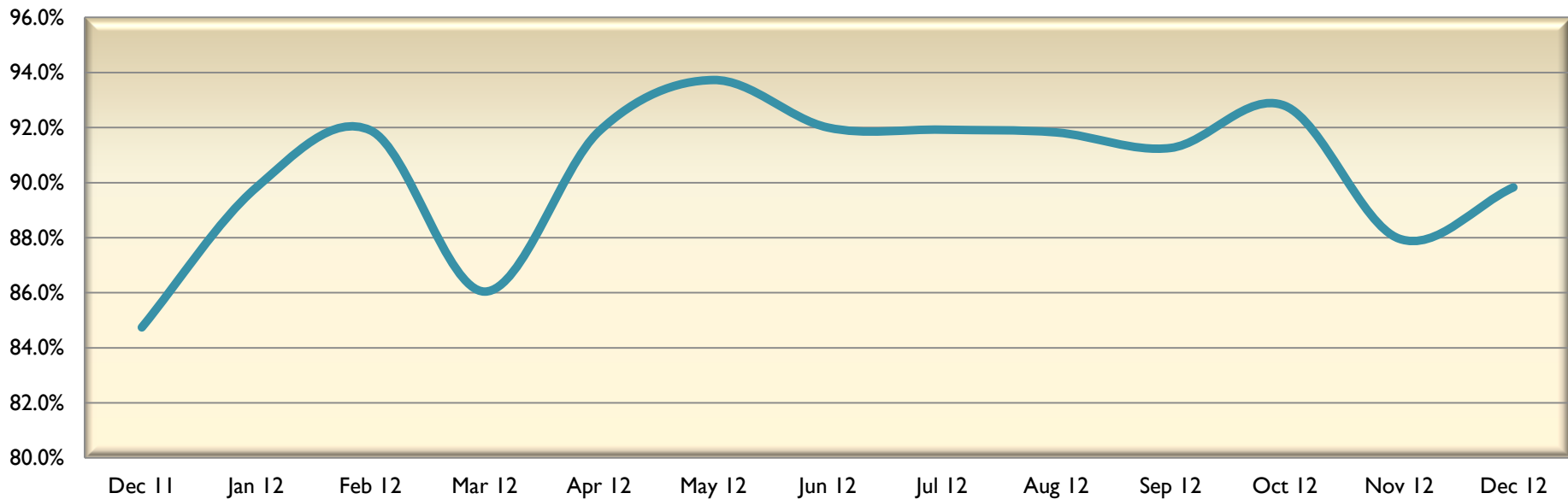


Original List Price vs Selling Price

Area	Dec 11	Dec 12	Change
NW Grants Pass	73.7%	87.8%	19.1%
NE Grants Pass	98.6%	90.8%	-7.8%
SW Grants Pass	93.3%	88.3%	-5.4%
SE Grants Pass	88.4%	70.3%	-20.4%
UGB Redwood	89.7%	96.9%	8.0%
UGB Fruitdale	68.7%	89.9%	30.9%
UGB Williams Hwy	89.5%	91.9%	2.7%
Cave Junction	89.9%	85.7%	-4.7%
COUNTY TOTALS	84.7%	89.8%	6.0%

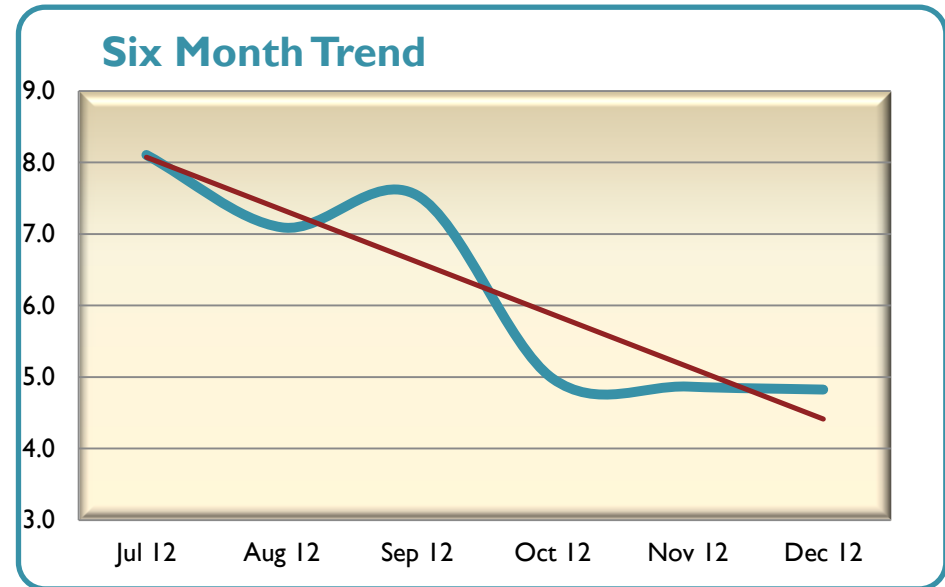


Yearly Snapshot: Original List Price vs Selling Price

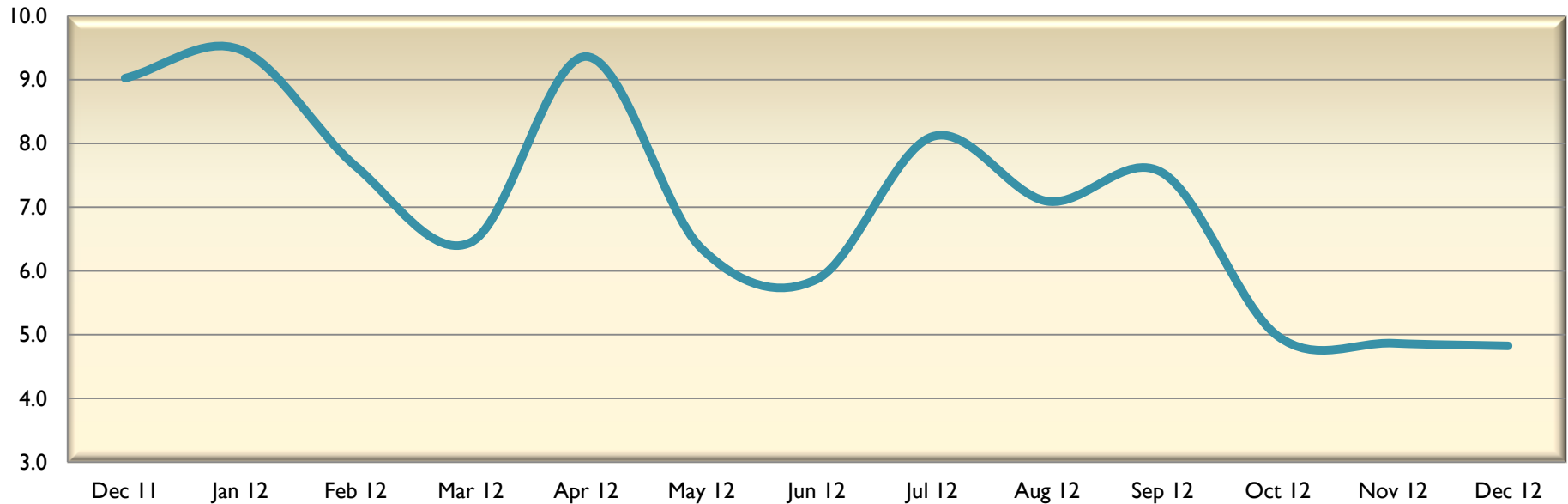


Available Homes per Buyer

Area	Dec 11	Dec 12	Change
NW Grants Pass	13.2	6.3	-52.3%
NE Grants Pass	8.3	6.8	-19.0%
SW Grants Pass	7.1	3.5	-51.0%
SE Grants Pass	6.8	7.0	2.4%
UGB Redwood	6.3	2.8	-56.3%
UGB Fruitdale	16.3	4.3	-73.8%
UGB Williams Hwy	22.0	5.3	-75.8%
Cave Junction	6.5	12.0	84.6%
COUNTY TOTALS	9.0	4.8	-46.5%

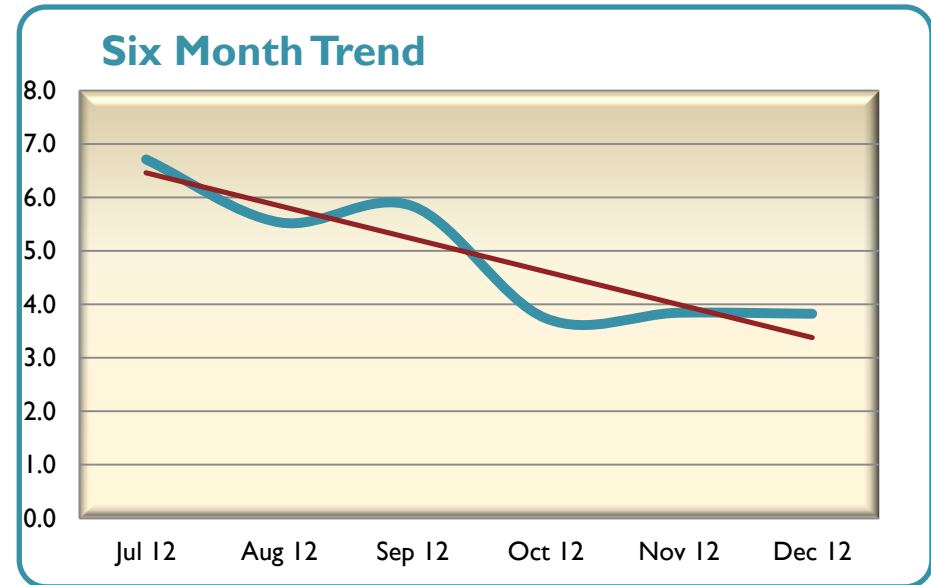


Yearly Snapshot: Available Homes per Buyer

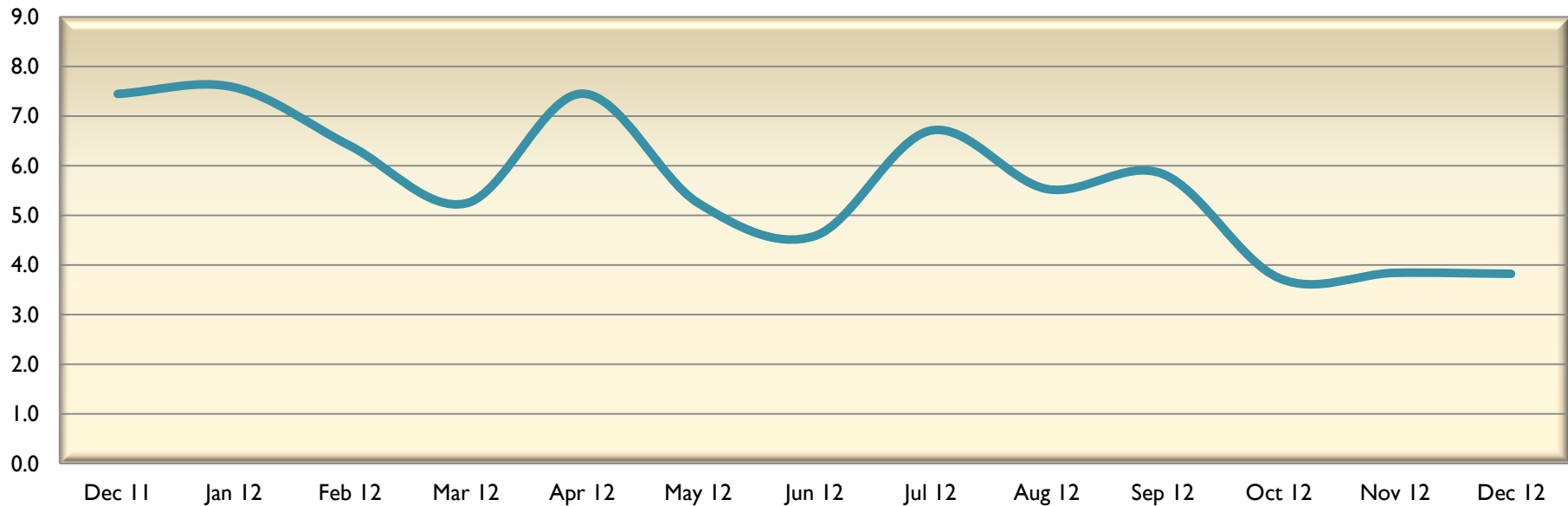


Months Supply of Inventory

Area	Dec 11	Dec 12	Change
NW Grants Pass	10.7	5.1	-51.8%
NE Grants Pass	6.8	5.8	-15.9%
SW Grants Pass	5.6	2.9	-48.4%
SE Grants Pass	4.8	6.0	24.1%
UGB Redwood	5.4	1.8	-67.8%
UGB Fruitdale	14.7	3.0	-79.5%
UGB Williams Hwy	22.0	4.7	-78.8%
Cave Junction	5.3	10.0	90.5%
COUNTY TOTALS	7.5	3.8	-48.7%



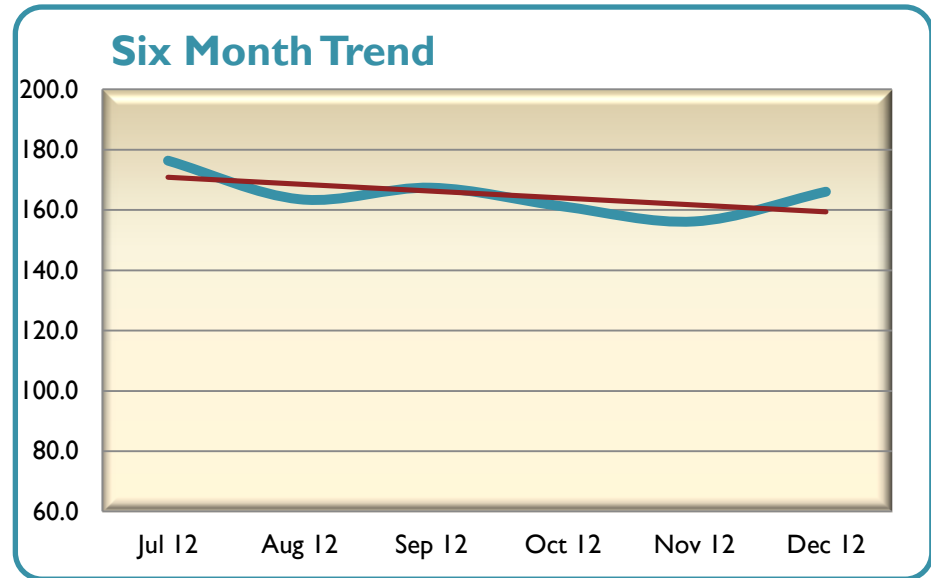
Yearly Snapshot: Months Supply of Inventory



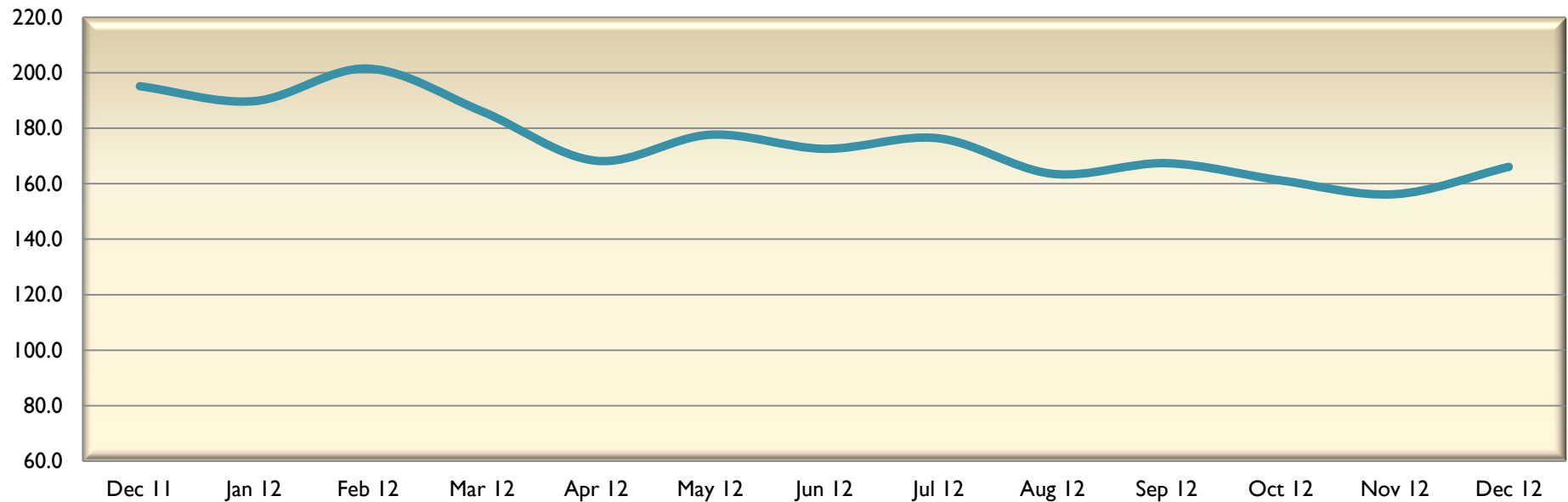
Housing Affordability Index

Josephine County	Dec 11	Dec 12	Change
	195.1	166.1	-14.9%

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	Dec 11	Dec 12	Change
	4966	3859	-22.3%

