

Jackson County Residential Market Trends

June 2013

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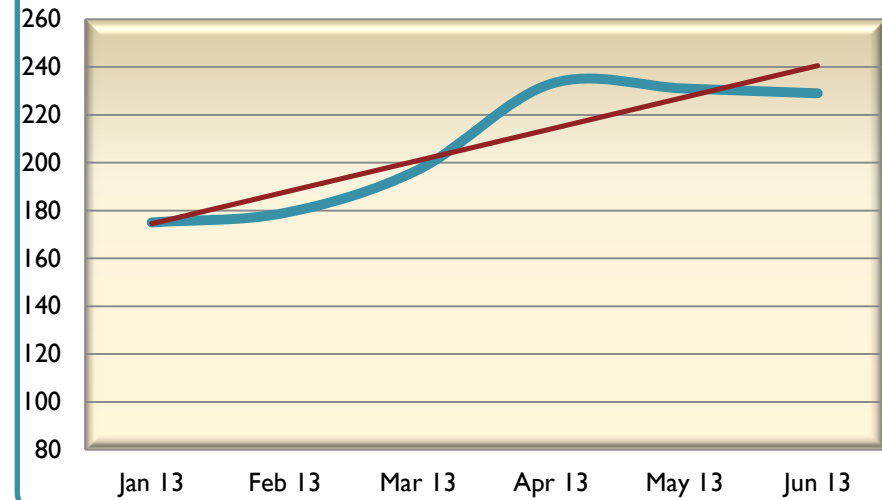
Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

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.

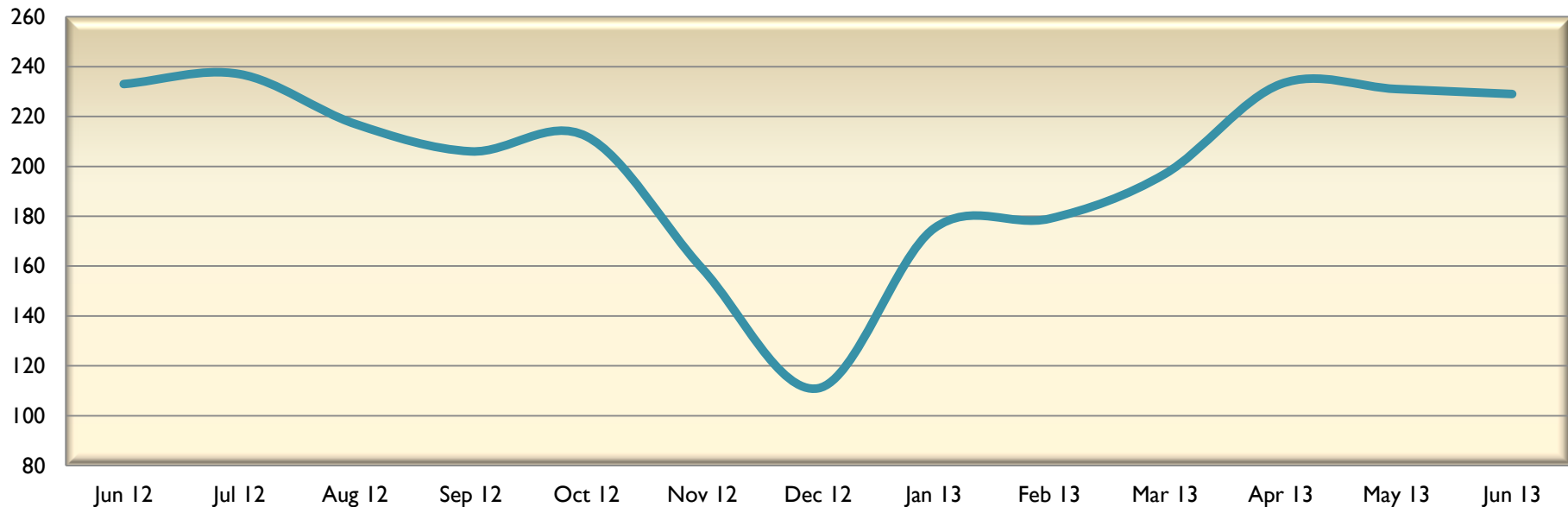
Pending Sales

Area	Jun 12	Jun 13	Change
Ashland	34	39	14.7%
Talent	10	9	-10.0%
Phoenix	6	3	-50.0%
Jacksonville	6	10	66.7%
West Medford	49	39	-20.4%
East Medford	58	58	0.0%
Central Point	35	32	-8.6%
White City	10	7	-30.0%
Eagle Point	18	21	16.7%
Shady Cove / Trail	3	4	33.3%
Gold Hill & Rogue River	4	7	75.0%
COUNTY TOTALS	233	229	-1.7%

Six Month Trend

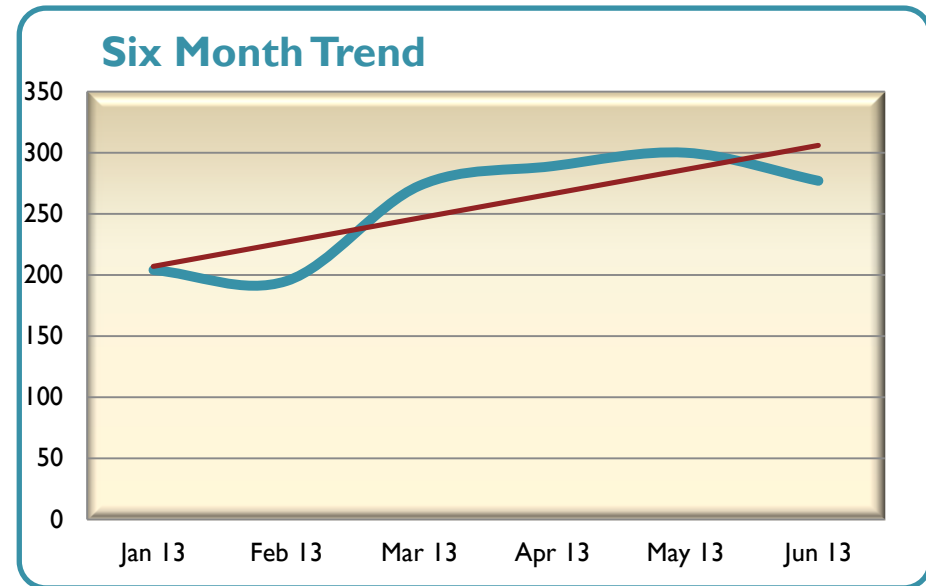


Yearly Snapshot: Pending Sales

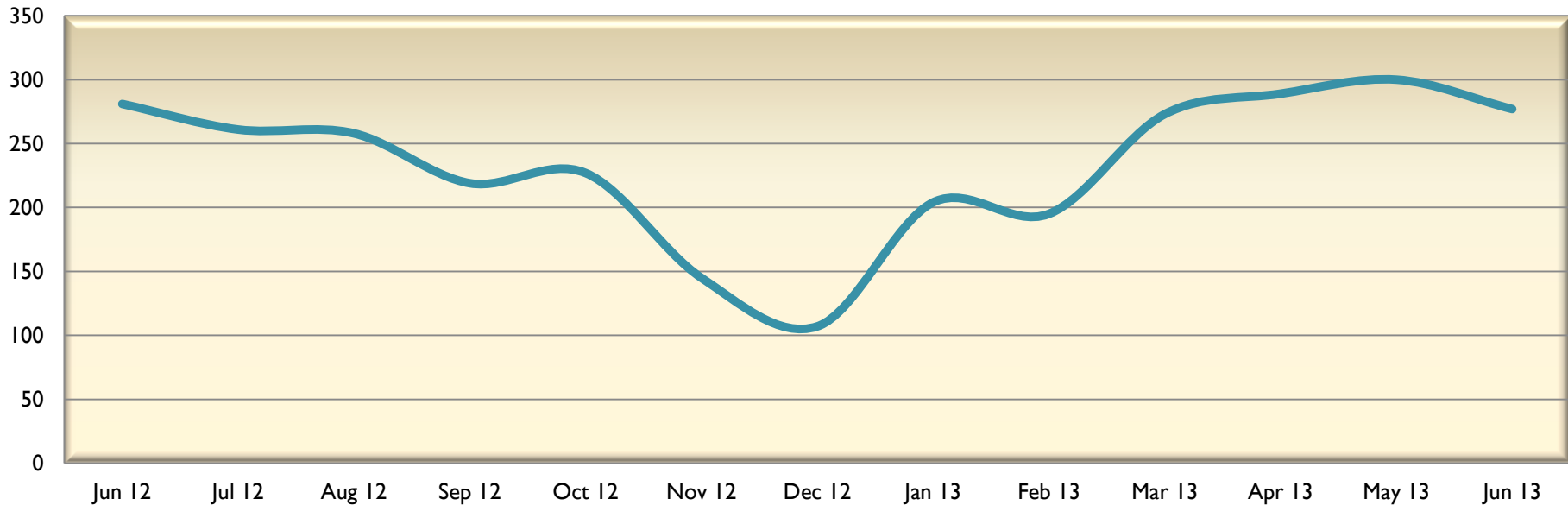


New Listings

Area	Jun 12	Jun 13	Change
Ashland	58	49	-15.5%
Talent	8	10	25.0%
Phoenix	5	6	20.0%
Jacksonville	11	12	9.1%
West Medford	48	46	-4.2%
East Medford	69	76	10.1%
Central Point	42	29	-31.0%
White City	8	12	50.0%
Eagle Point	19	22	15.8%
Shady Cove / Trail	4	8	100.0%
Gold Hill & Rogue River	9	7	-22.2%
COUNTY TOTALS	281	277	-1.4%

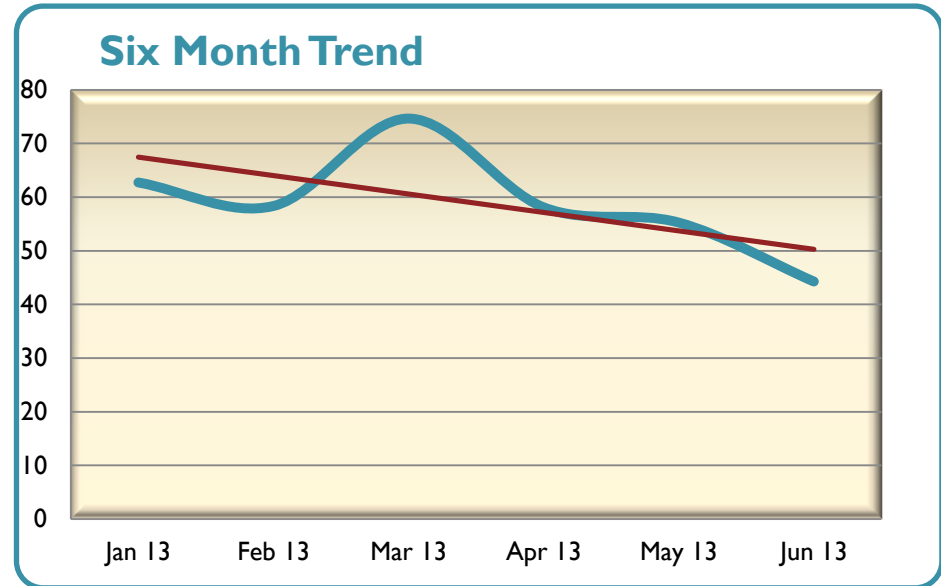


Yearly Snapshot: New Listings

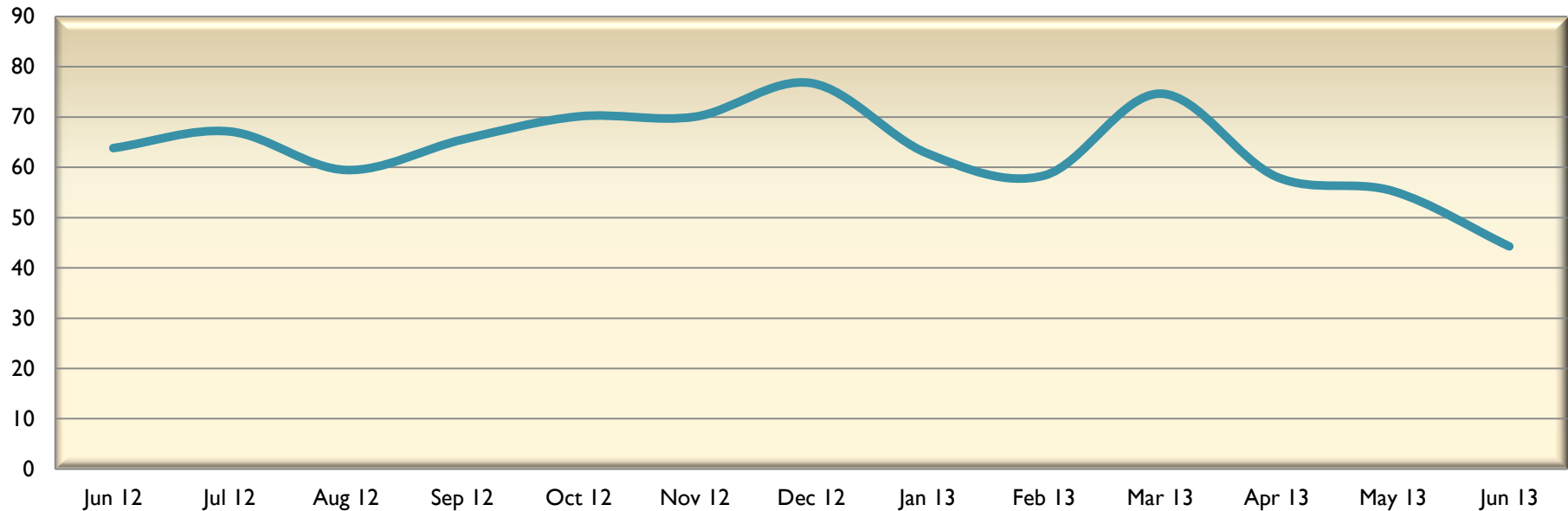


Average Days on Market

Area	Jun 12	Jun 13	Change
Ashland	90	57	-36.2%
Talent	17	66	297.9%
Phoenix	102	2	-98.0%
Jacksonville	156	134	-13.9%
West Medford	55	36	-34.8%
East Medford	58	30	-47.4%
Central Point	46	23	-50.6%
White City	68	55	-18.0%
Eagle Point	60	65	8.4%
Shady Cove / Trail	8	87	991.7%
Gold Hill & Rogue River	67	128	91.1%
COUNTY TOTALS	64	44	-30.6%

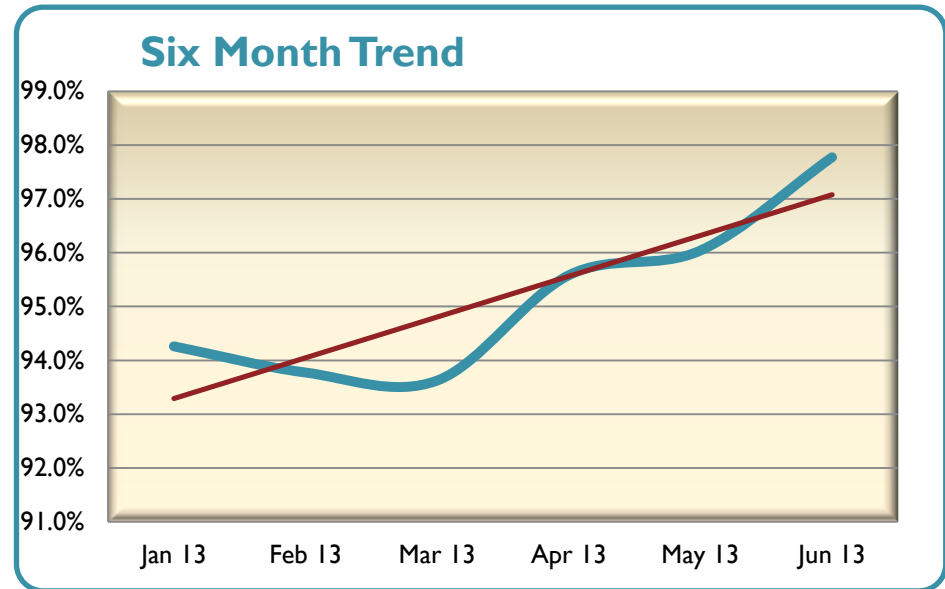


Yearly Snapshot: Average Days on Market

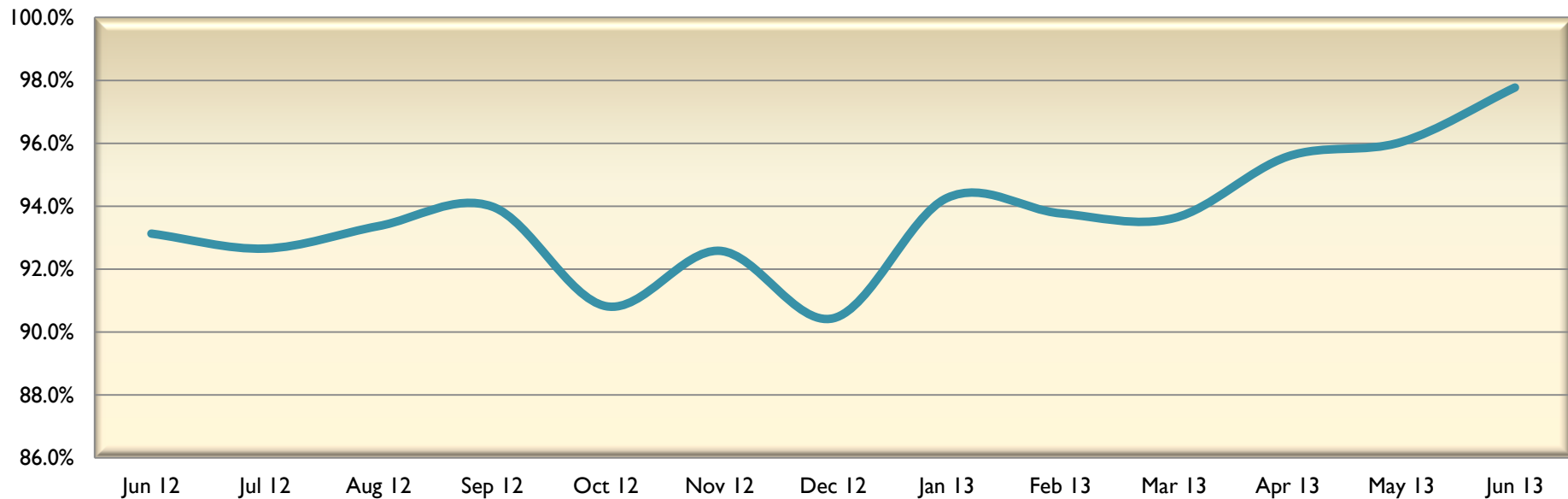


Original List Price vs Selling Price

Area	Jun 12	Jun 13	Change
Ashland	93.3%	97.1%	4.1%
Talent	96.8%	97.2%	0.4%
Phoenix	91.9%	101.5%	10.5%
Jacksonville	91.8%	95.1%	3.7%
West Medford	94.6%	99.1%	4.8%
East Medford	92.8%	98.1%	5.8%
Central Point	95.6%	98.0%	2.6%
White City	92.6%	98.5%	6.4%
Eagle Point	93.6%	97.9%	4.6%
Shady Cove / Trail	96.0%	97.1%	1.1%
Gold Hill & Rogue River	74.6%	92.2%	23.6%
COUNTY TOTALS	93.1%	97.8%	5.0%

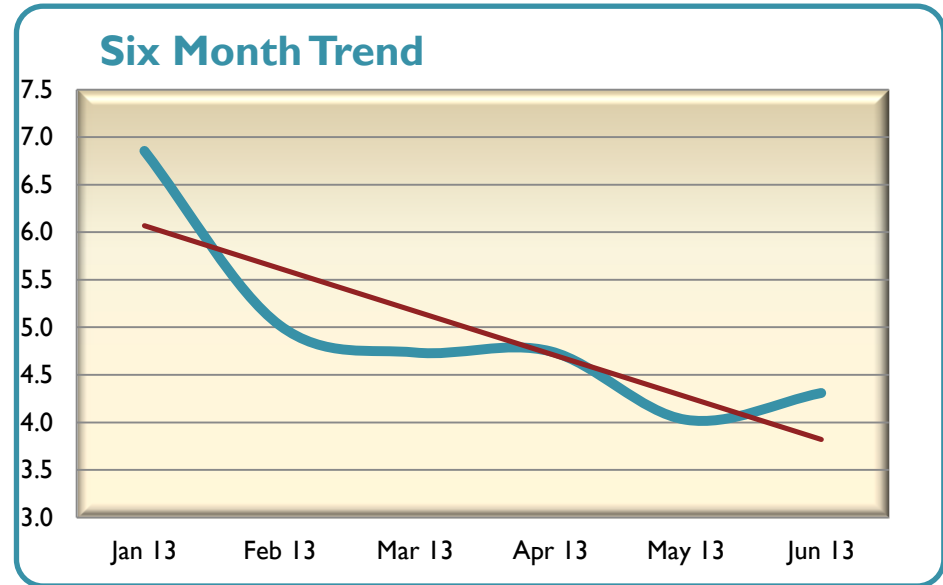


Yearly Snapshot: Original List Price vs Selling Price

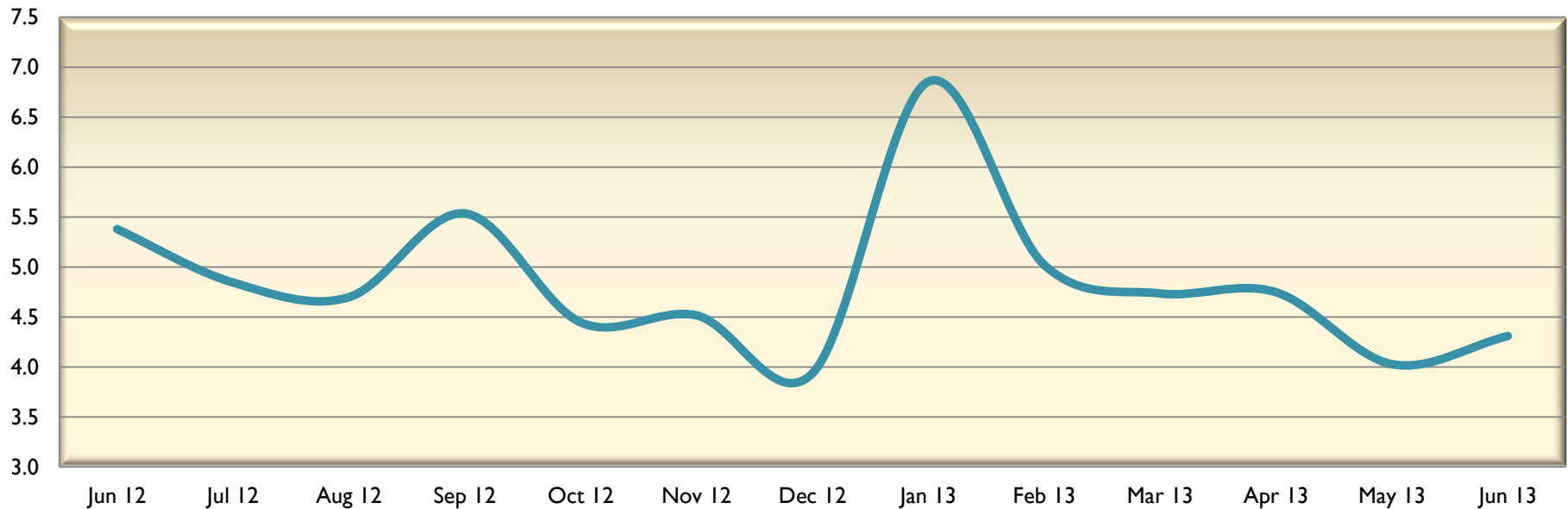


Available Homes per Buyer

Area	Jun 12	Jun 13	Change
Ashland	7.4	6.0	-19.4%
Talent	9.8	1.1	-88.5%
Phoenix	5.5	16.0	190.9%
Jacksonville	11.4	41.0	259.6%
West Medford	4.7	3.8	-18.6%
East Medford	4.6	3.6	-21.2%
Central Point	3.9	3.8	-1.1%
White City	4.7	2.6	-43.9%
Eagle Point	4.1	3.3	-18.6%
Shady Cove / Trail	40.0	15.3	-61.7%
Gold Hill & Rogue River	8.2	12.7	54.5%
COUNTY TOTALS	5.4	4.3	-19.9%

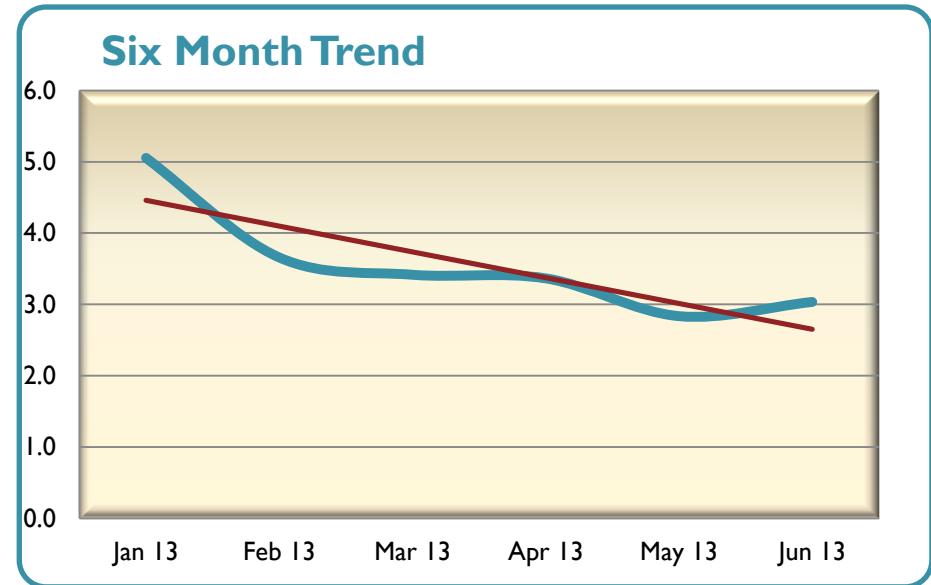


Yearly Snapshot: Available Homes per Buyer

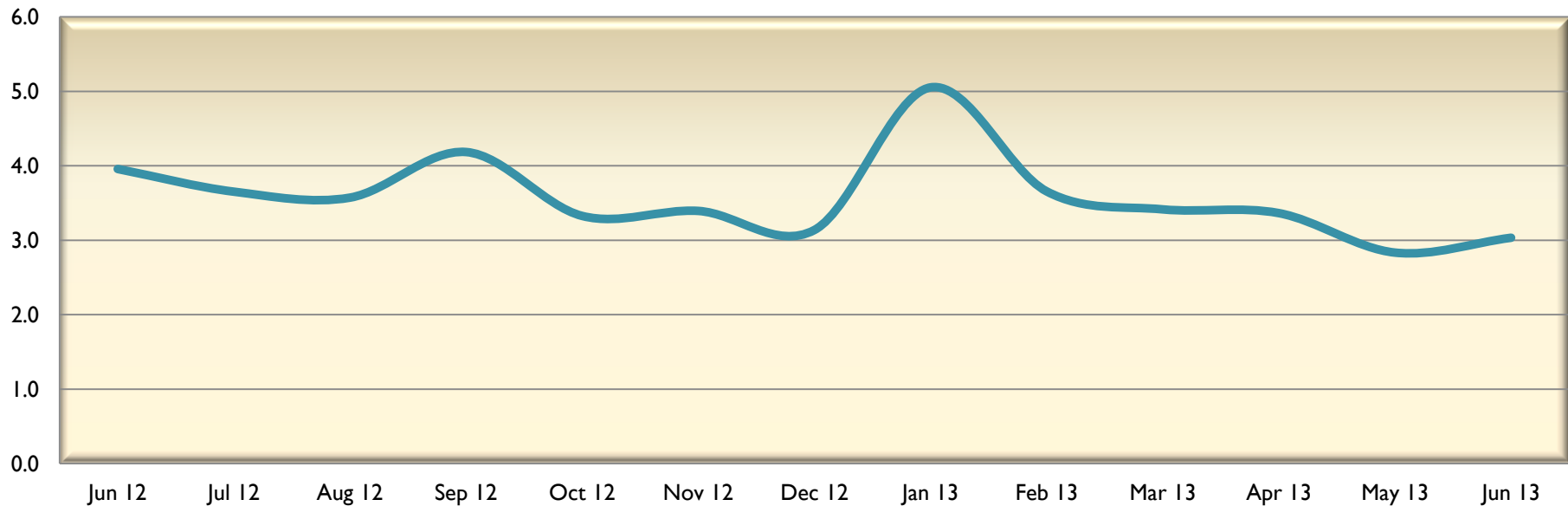


Months Supply of Inventory

Area	Jun 12	Jun 13	Change
Ashland	5.6	4.7	-16.8%
Talent	7.0	0.6	-91.6%
Phoenix	4.0	13.0	225.0%
Jacksonville	9.4	29.0	208.5%
West Medford	3.3	2.5	-22.8%
East Medford	3.4	2.6	-24.0%
Central Point	2.6	2.3	-11.1%
White City	3.4	1.6	-51.9%
Eagle Point	2.8	2.1	-24.9%
Shady Cove / Trail	34.0	13.0	-61.8%
Gold Hill & Rogue River	7.0	8.7	23.8%
COUNTY TOTALS	4.0	3.0	-23.3%



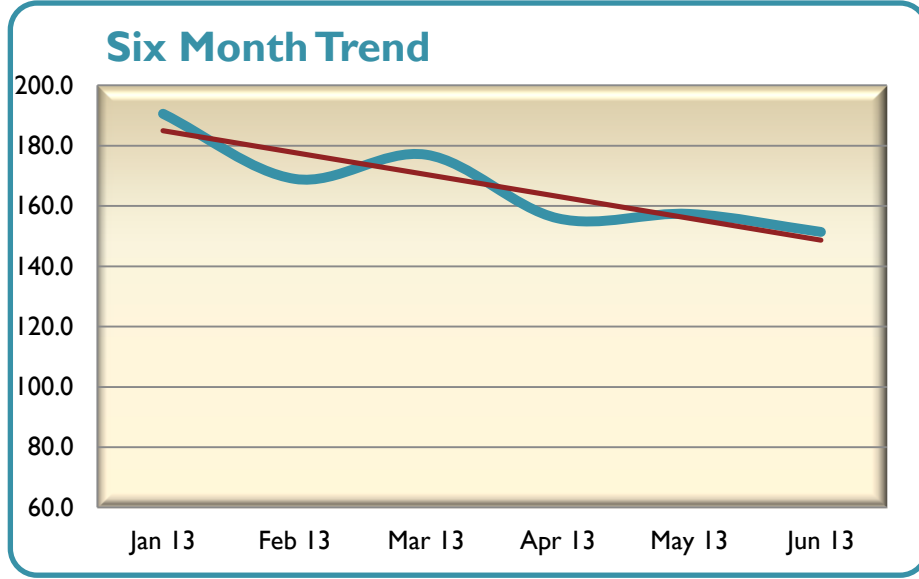
Yearly Snapshot: Months Supply of Inventory



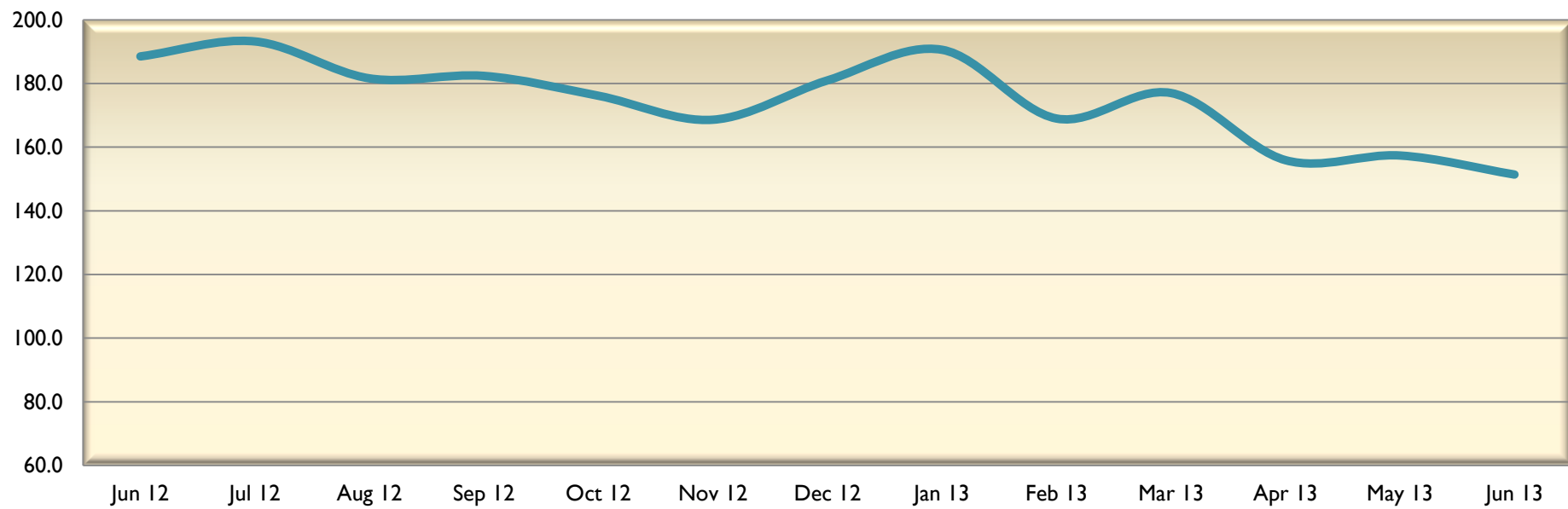
Housing Affordability Index

Jackson County	Jun 12	Jun 13	Change
	188.5	151.4	-19.7%

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 12	Jun 13	Change
	6873	6344	-7.7%

