

## Josephine County Residential Market Trends

October 2013

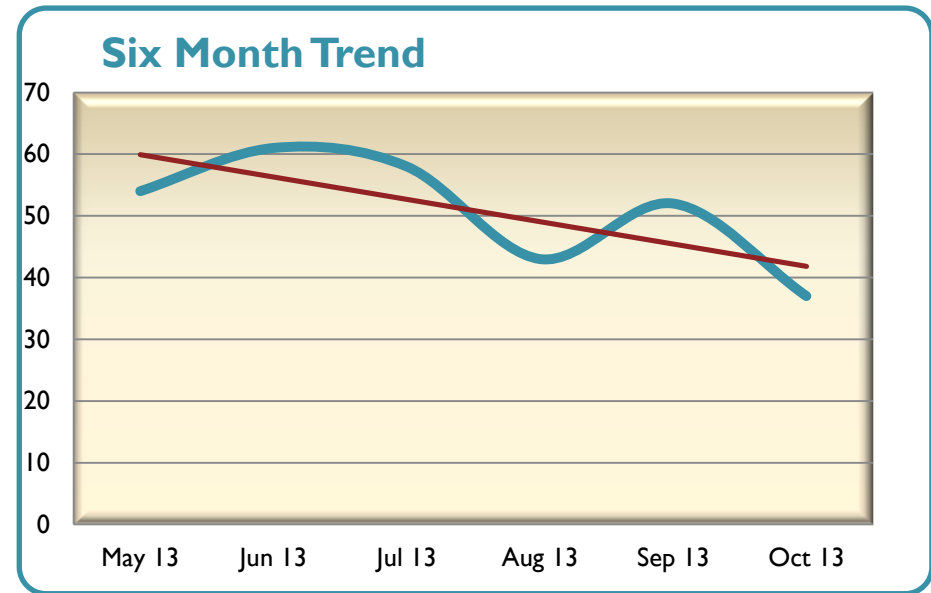
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

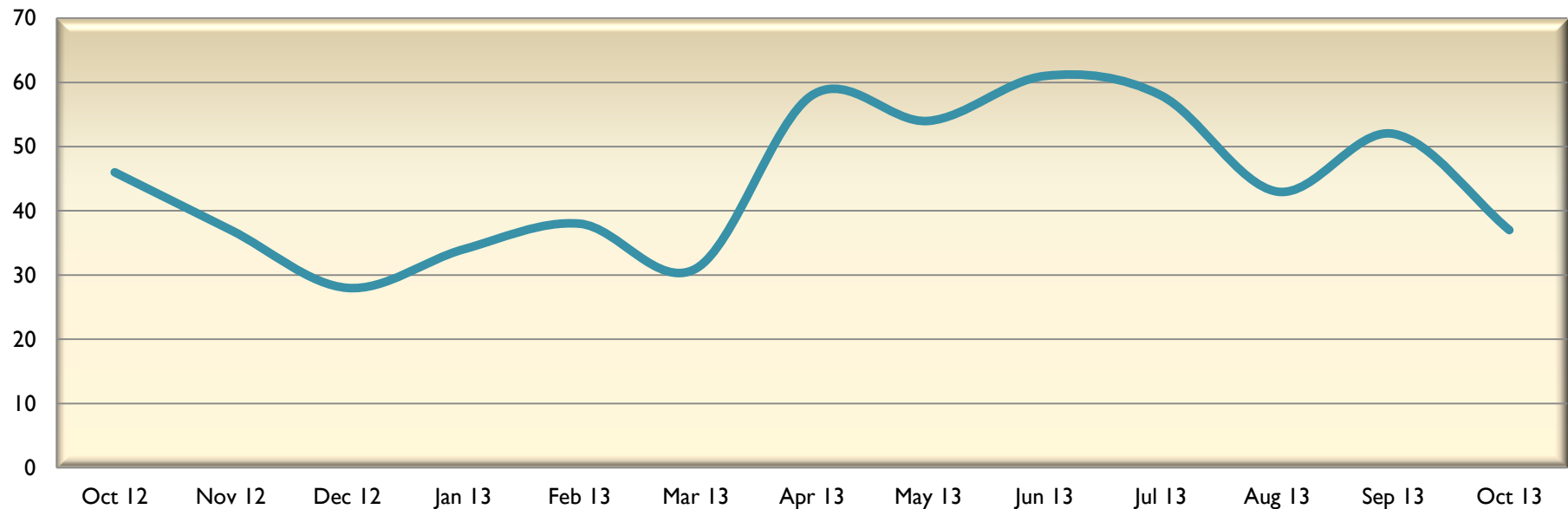
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

## Pending Sales

Area	Oct 12	Oct 13	Change
NW Grants Pass	9	5	-44.4%
NE Grants Pass	8	5	-37.5%
SW Grants Pass	8	3	-62.5%
SE Grants Pass	4	6	50.0%
UGB Redwood	5	7	40.0%
Fruitdale	2	4	100.0%
UGB Fruitdale	5	2	-60.0%
UGB Williams Hwy	3	3	0.0%
Cave Junction	2	2	0.0%
<b>COUNTY TOTALS</b>	<b>46</b>	<b>37</b>	<b>-19.6%</b>



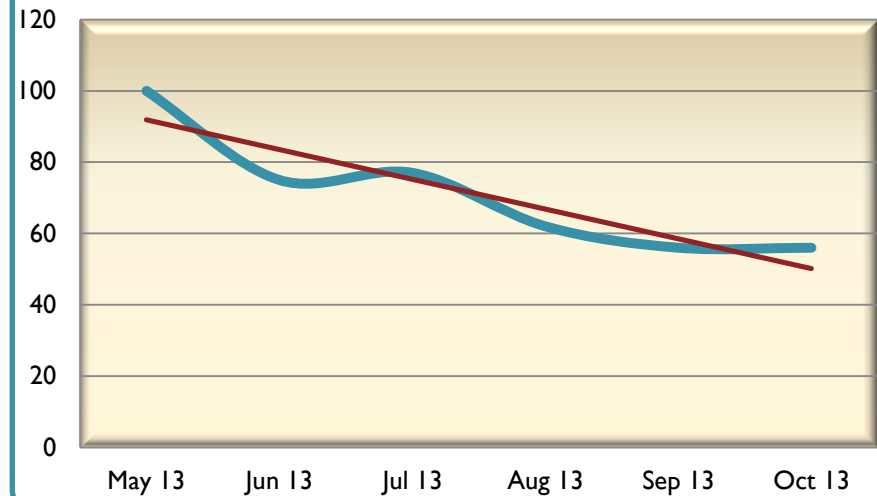
## Yearly Snapshot: Pending Sales



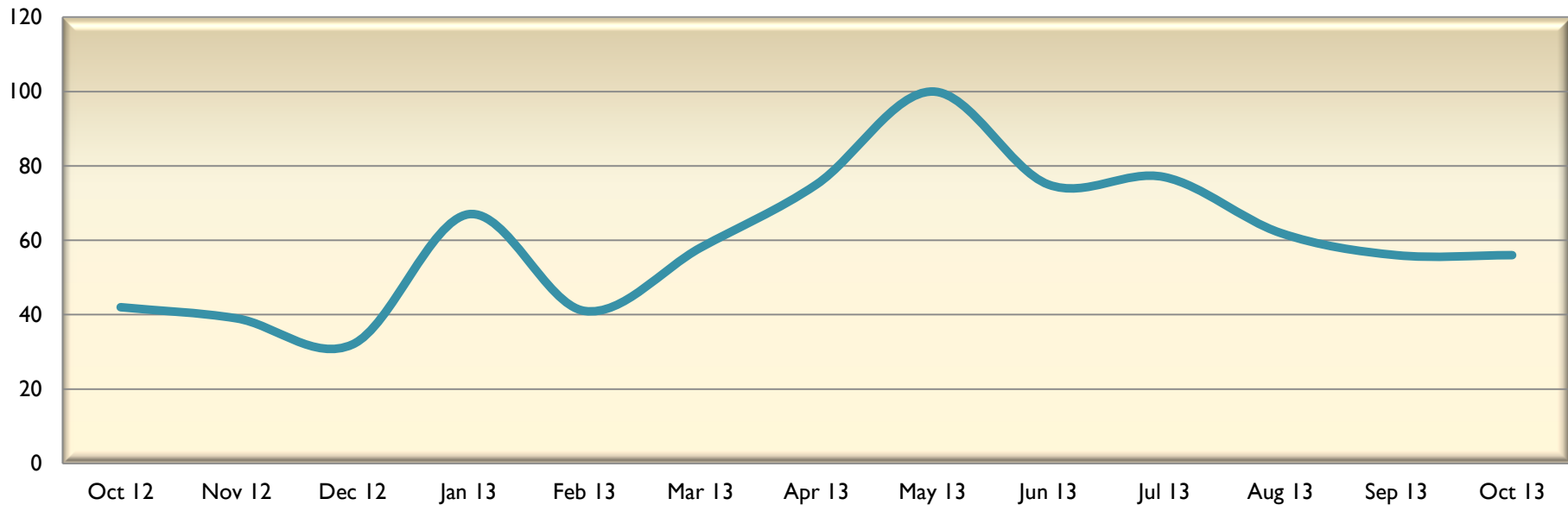
## New Listings

Area	Oct 12	Oct 13	Change
NW Grants Pass	6	12	100.0%
NE Grants Pass	7	5	-28.6%
SW Grants Pass	7	12	71.4%
SE Grants Pass	4	7	75.0%
UGB Redwood	4	6	50.0%
Fruitdale	2	1	-50.0%
UGB Fruitdale	7	5	-28.6%
UGB Williams Hwy	3	5	66.7%
Cave Junction	2	3	50.0%
<b>COUNTY TOTALS</b>	<b>42</b>	<b>56</b>	<b>33.3%</b>

### Six Month Trend

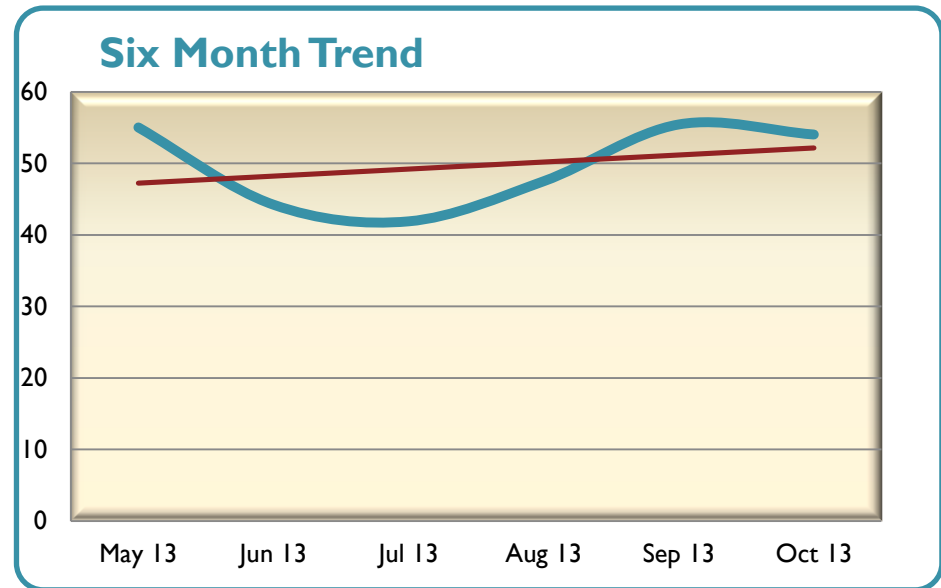


### Yearly Snapshot: New Listings

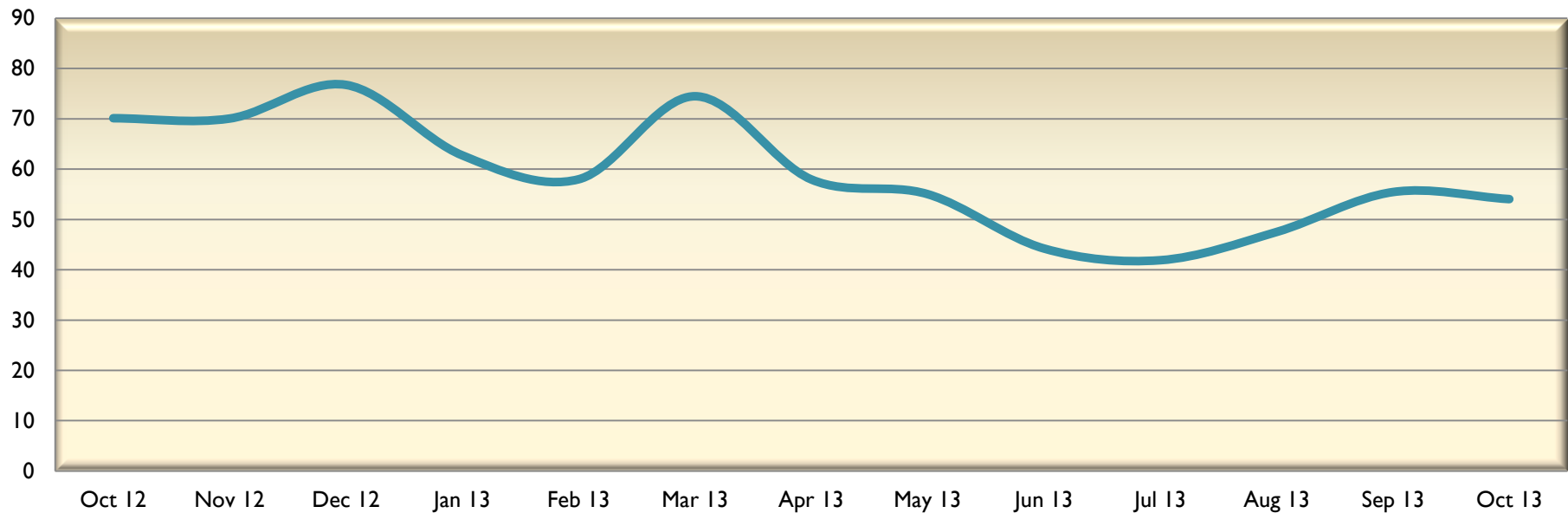


## Average Days on Market

Area	Oct 12	Oct 13	Change
NW Grants Pass	45	61	35.3%
NE Grants Pass	58	118	102.3%
SW Grants Pass	110	40	-64.0%
SE Grants Pass	161	3	-98.1%
UGB Redwood	28	51	82.3%
Fruitdale	90	139	54.8%
UGB Fruitdale	79	106	33.2%
UGB Williams Hwy	5	81	1510.0%
Cave Junction	162	N/A	N/A
<b>COUNTY TOTALS</b>	<b>70</b>	<b>54</b>	<b>-22.9%</b>

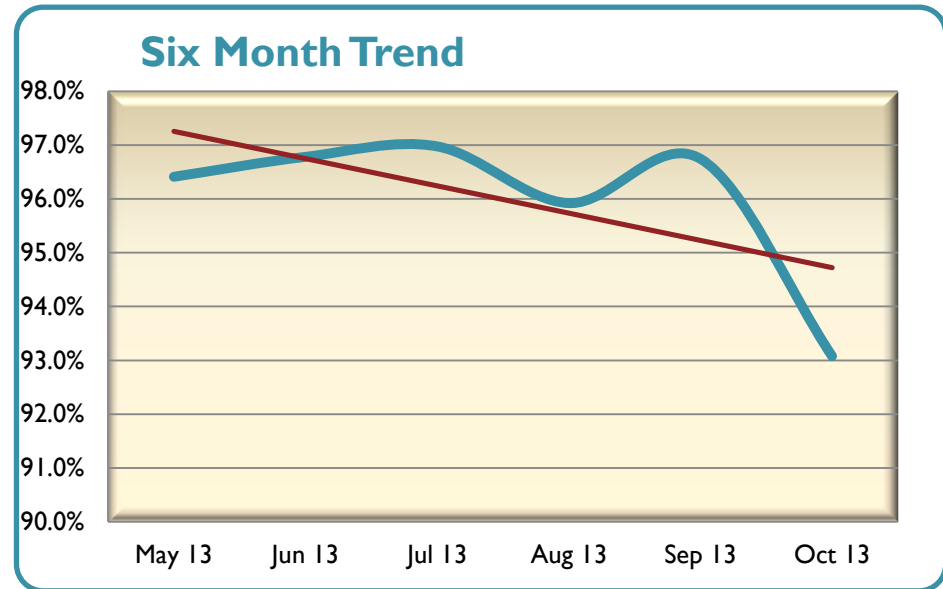


## Yearly Snapshot: Average Days on Market

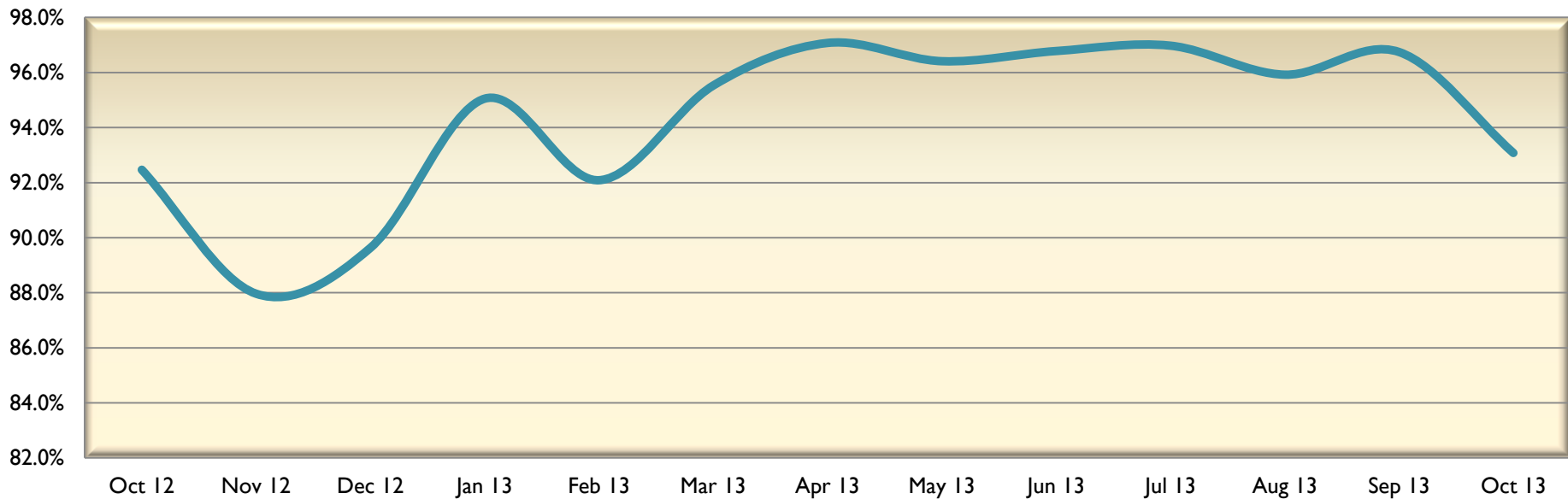


## Original List Price vs Selling Price

Area	Oct 12	Oct 13	Change
NW Grants Pass	97.6%	96.6%	-1.0%
NE Grants Pass	93.6%	91.6%	-2.2%
SW Grants Pass	94.2%	94.1%	-0.2%
SE Grants Pass	85.7%	98.2%	14.5%
UGB Redwood	97.1%	92.7%	-4.6%
Fruitdale	67.5%	95.2%	41.1%
UGB Fruitdale	90.7%	90.7%	0.0%
UGB Williams Hwy	99.5%	91.4%	-8.1%
Cave Junction	88.4%	N/A	N/A
<b>COUNTY TOTALS</b>	<b>92.5%</b>	<b>93.1%</b>	<b>0.7%</b>

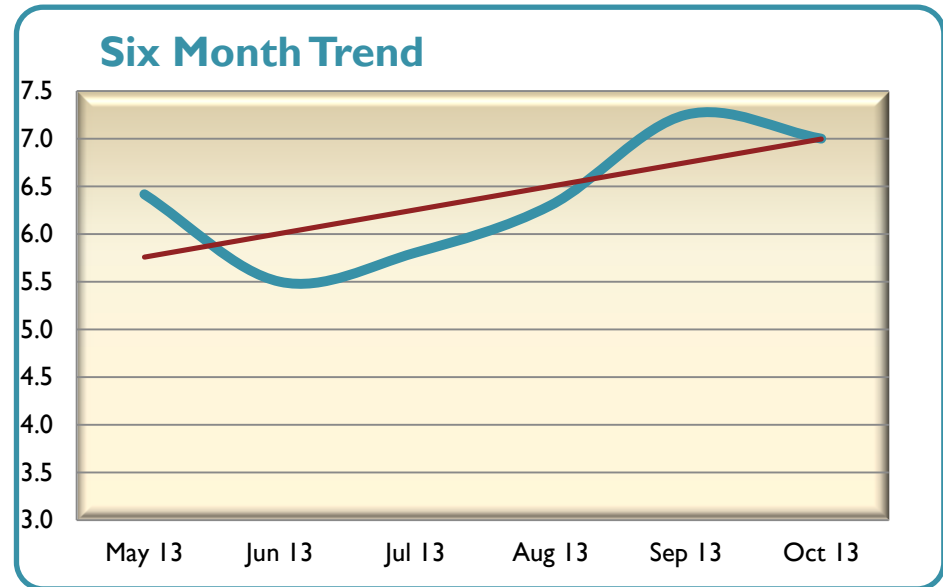


## Yearly Snapshot: Original List Price vs Selling Price

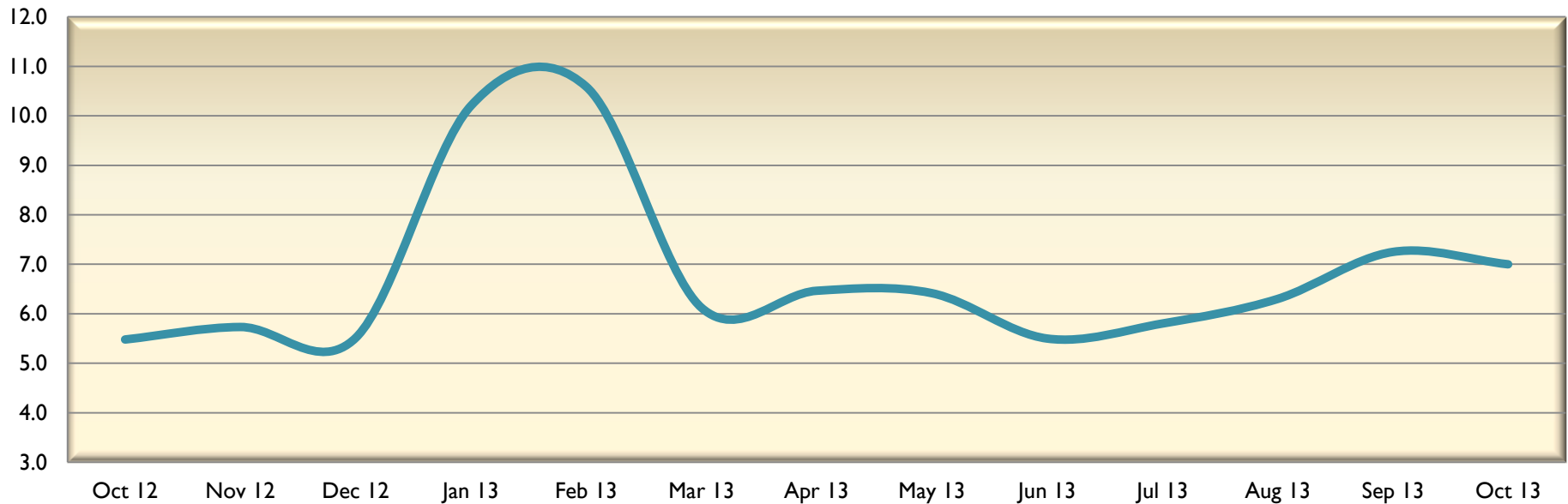


## Available Homes per Buyer

Area	Oct 12	Oct 13	Change
NW Grants Pass	8.1	17.8	118.0%
NE Grants Pass	6.0	6.3	5.6%
SW Grants Pass	4.5	5.4	21.0%
SE Grants Pass	3.7	15.5	317.3%
UGB Redwood	5.0	3.5	-30.0%
Fruitdale	17.0	4.0	-76.5%
UGB Fruitdale	4.8	5.4	13.7%
UGB Williams Hwy	9.0	3.8	-57.4%
Cave Junction	3.6	N/A	N/A
<b>COUNTY TOTALS</b>	<b>5.5</b>	<b>7.0</b>	<b>27.7%</b>

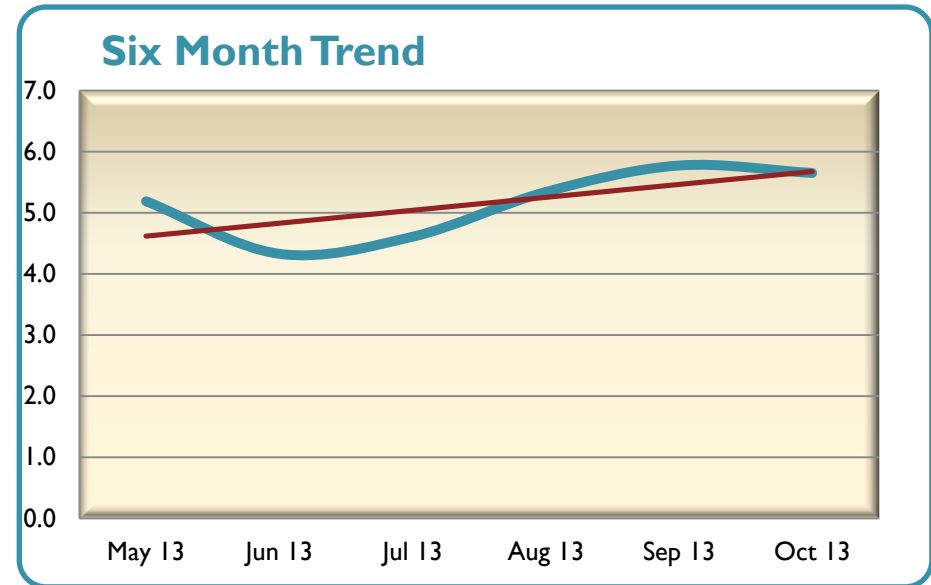


## Yearly Snapshot: Available Homes per Buyer

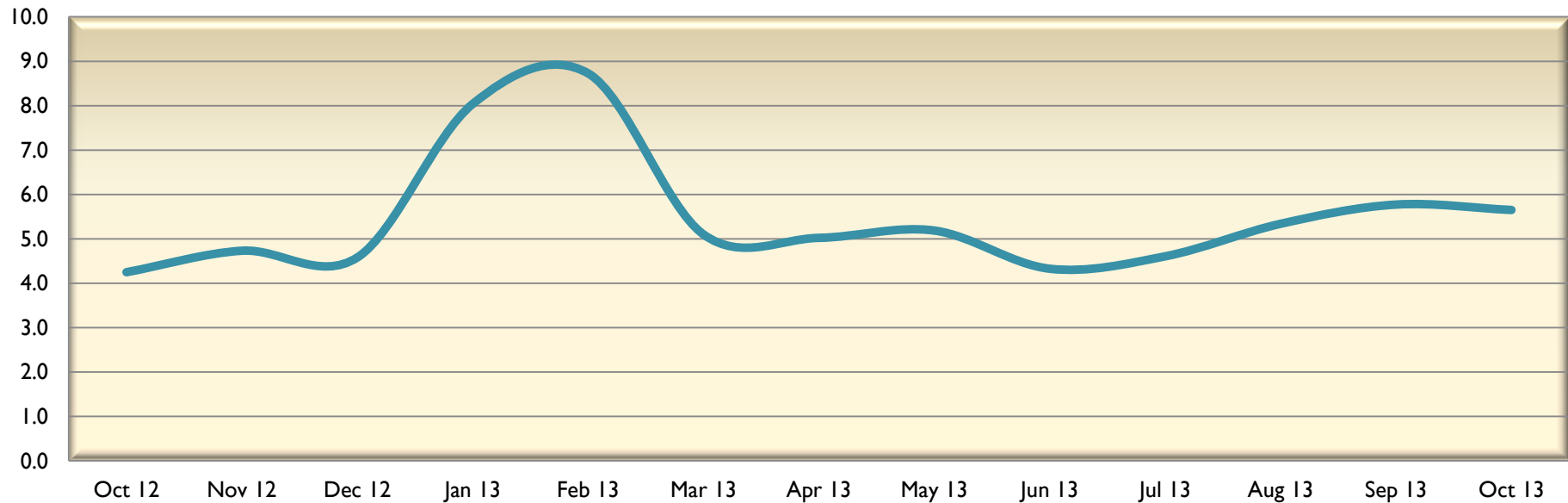


## Months Supply of Inventory

Area	Oct 12	Oct 13	Change
NW Grants Pass	6.0	14.8	145.8%
NE Grants Pass	4.5	4.8	7.4%
SW Grants Pass	3.6	4.7	29.6%
SE Grants Pass	2.7	11.5	323.7%
UGB Redwood	3.7	2.4	-35.2%
Fruitdale	13.0	2.7	-79.5%
UGB Fruitdale	4.0	5.0	25.0%
UGB Williams Hwy	8.0	3.3	-58.3%
Cave Junction	2.8	N/A	N/A
<b>COUNTY TOTALS</b>	<b>4.3</b>	<b>5.7</b>	<b>33.0%</b>



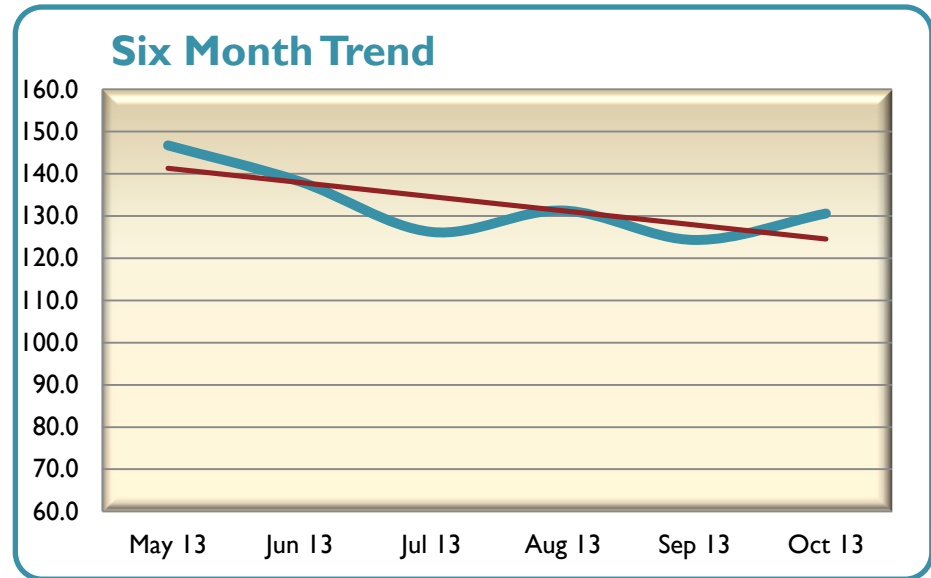
## Yearly Snapshot: Months Supply of Inventory



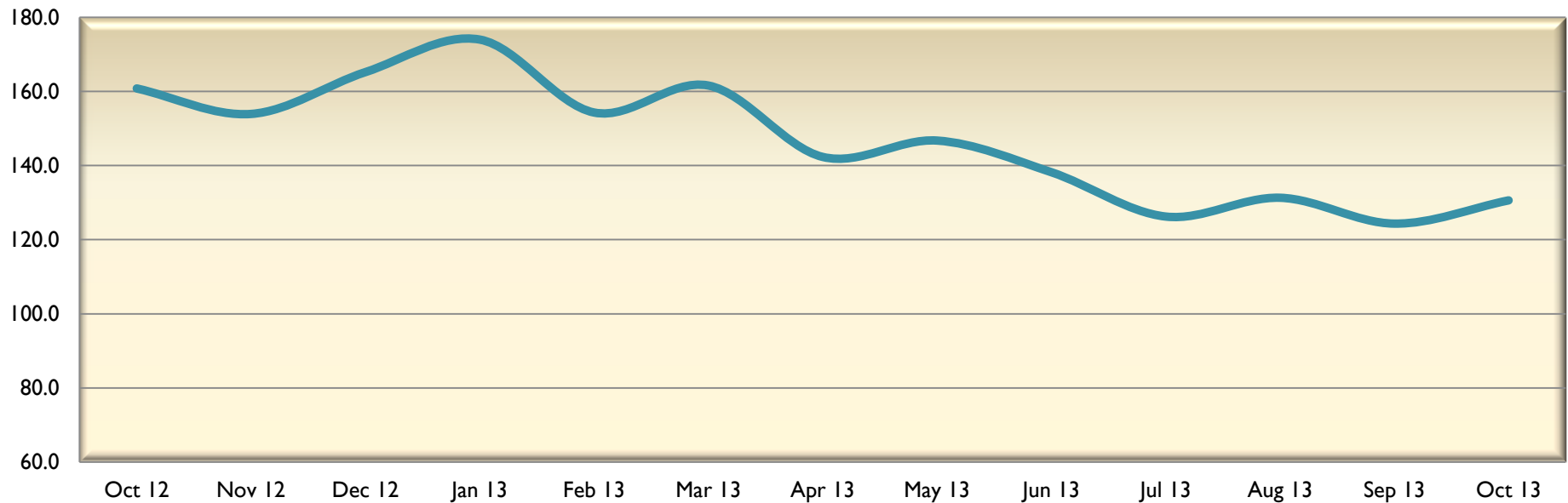
# Housing Affordability Index

Josephine County	Oct 12	Oct 13	Change
	160.8	130.6	-18.8%

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	Oct 12	Oct 13	Change
	6158	5777	-6.2%

