



EXISTING HOME SALES - November 1, 2012 through January 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2012 vs Jan 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
NW Grants Pass	16	24	138	61	\$196,000	\$160,000	\$154,500	-21.2%	-3.4%	\$128,750	\$226,000
NE Grants Pass	15	18	123	72	\$212,250	\$99,900	\$130,500	-38.5%	30.6%	\$92,500	\$126,500
SW Grants Pass	16	15	101	72	\$175,000	\$132,500	\$103,000	-41.1%	-22.3%	N/A	N/A
SE Grants Pass	14	8	56	96	\$195,500	\$161,000	\$104,750	-46.4%	-34.9%	N/A	N/A
UGB Redwood	20	17	133	123	\$235,000	\$149,750	\$165,000	-29.8%	10.2%	\$147,400	N/A
Fruitdale	4	2	110	N/A	\$212,500	\$133,000	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	11	11	180	255	\$250,000	\$132,000	\$159,000	-36.4%	20.5%	\$143,500	\$199,500
UGB Williams Hwy	8	7	67	110	N/A	\$158,750	\$255,000	N/A	60.6%	N/A	N/A
Cave Junction	6	3	116	91	\$210,000	\$130,500	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	106	103	116	102	\$215,000	\$142,950	\$149,900	-30.3%	4.9%	\$143,900	\$162,000

NEW HOME SALES - November 1, 2012 through January 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31					Jan 2012 vs Jan 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
NW Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NE Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SW Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SE Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Redwood	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fruitdale	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Williams Hwy	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	1	0	N/A	N/A	\$238,000	N/A	N/A	N/A	N/A	N/A	N/A

ALL HOMES ON MARKET (includes rural)

Area	Active 01/31/12	Active 01/31/13	% Change
NW Grants Pass	53	35	-34.0%
NE Grants Pass	43	20	-53.5%
SW Grants Pass	39	30	-23.1%
SE Grants Pass	29	12	-58.6%
UGB Redwood	36	25	-30.6%
Fruitdale	33	23	-30.3%
UGB Fruitdale	43	22	-48.8%
UGB Williams Hwy	21	13	-38.1%
Cave Junction	24	17	-29.2%
Other Areas	321	197	-38.6%
COUNTY TOTALS	650	463	-28.8%

The statistics in the top two charts represent urban area homes and exclude rural properties. N/A means "No or Insufficient Activity" in the reporting period.

Median price means the midpoint, with half of the sales being above and half of the sales being below the listed number and is not the same as average.

Median prices reflect overall market trends and are not a measure of pricing for individual properties.

Small sampling sizes can lead to wide variances in year to year comparisons.

All statistics are based on what is reported by REALTORS® to the Southern Oregon Multiple Listing Service. For more information, visit www.southernoregonmls.org.

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EXISTING HOME SALES: DISTRESSED - November 1, 2012 through January 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Nov 1 - Jan 31		Nov 1 - Jan 31		Nov 1 - Jan 31			Jan 2012 vs Jan 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2012	Median \$ 2013	1-year % Change	Median \$	Median \$
NW Grants Pass	7	3	127	111	\$160,000	N/A	N/A	N/A	N/A
NE Grants Pass	9	6	131	66	\$89,900	\$107,000	19.0%	N/A	N/A
SW Grants Pass	5	7	135	87	\$157,000	\$85,000	-45.9%	N/A	N/A
SE Grants Pass	7	4	61	134	\$117,000	\$104,750	-10.5%	N/A	N/A
UGB Redwood	10	8	118	111	\$142,200	\$153,500	7.9%	\$124,900	N/A
Fruitdale	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	6	4	185	226	\$130,450	\$153,000	17.3%	N/A	N/A
UGB Williams Hwy	4	1	58	N/A	\$156,250	N/A	N/A	N/A	N/A
Cave Junction	3	1	79	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	51	34	116	110	\$128,900	\$128,450	-0.3%	\$121,475	\$144,900

EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - November 1, 2012 through January 31, 2013

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Nov 1 - Jan 31							Nov 1 - Jan 31				Nov 1 - Jan 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
NW Grants Pass	19	79.2%	2	8.3%	1	4.2%	24	49	N/A	N/A	61	\$160,000	N/A	N/A	\$154,500
NE Grants Pass	11	61.1%	5	27.8%	1	5.6%	18	78	61	N/A	72	\$133,000	\$115,000	N/A	\$130,500
SW Grants Pass	8	53.3%	5	33.3%	2	13.3%	15	59	30	N/A	72	\$172,500	\$85,000	N/A	\$103,000
SE Grants Pass	4	50.0%	2	25.0%	2	25.0%	8	57	N/A	N/A	96	\$104,000	N/A	N/A	\$104,750
UGB Redwood	9	52.9%	5	29.4%	3	17.6%	17	133	40	N/A	123	\$175,000	\$158,000	N/A	\$165,000
Fruitdale	1	50.0%	1	50.0%	0	0.0%	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	6	54.5%	4	36.4%	0	0.0%	11	318	226	N/A	255	\$184,000	\$153,000	N/A	\$159,000
UGB Williams Hwy	6	85.7%	1	14.3%	0	0.0%	7	127	N/A	N/A	110	\$236,000	N/A	N/A	\$255,000
Cave Junction	2	66.7%	0	0.0%	1	33.3%	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	65	63.1%	24	23.3%	10	9.7%	103	101	71	202	102	\$162,000	\$120,950	\$131,110	\$149,900

ALL HOMES ON MARKET (including rural) - 01/31/13

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
NW Grants Pass	26	74.3%	1	2.9%	8	22.9%	35
NE Grants Pass	12	60.0%	2	10.0%	5	25.0%	20
SW Grants Pass	21	70.0%	4	13.3%	6	20.0%	30
SE Grants Pass	9	75.0%	0	0.0%	3	25.0%	12
UGB Redwood	18	72.0%	2	8.0%	5	20.0%	25
Fruitdale	18	78.3%	2	8.7%	3	13.0%	23
UGB Fruitdale	18	81.8%	0	0.0%	4	18.2%	22
UGB Williams Hwy	11	84.6%	0	0.0%	2	15.4%	13
Cave Junction	13	76.5%	2	11.8%	1	5.9%	17
Other Areas	245	86.6%	17	6.0%	18	6.4%	283
COUNTY TOTALS	391	81.5%	30	6.3%	55	11.5%	480

REO/Short sales and inventories are not foreclosure rates.

"Normal" indicates properties that do not require third party approval for the transaction.

"REO" means Real Estate Owned, indicating bank or mortgage company ownership.

"Short" stands for Short Sale, where third party approval is required for the transaction.

Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.

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