






Josephine County Residential Market Trends

February 2013

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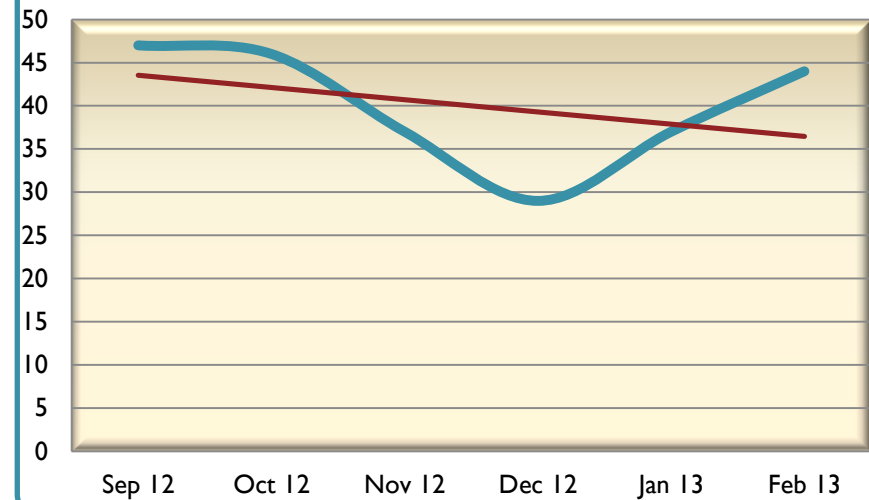
Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

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.

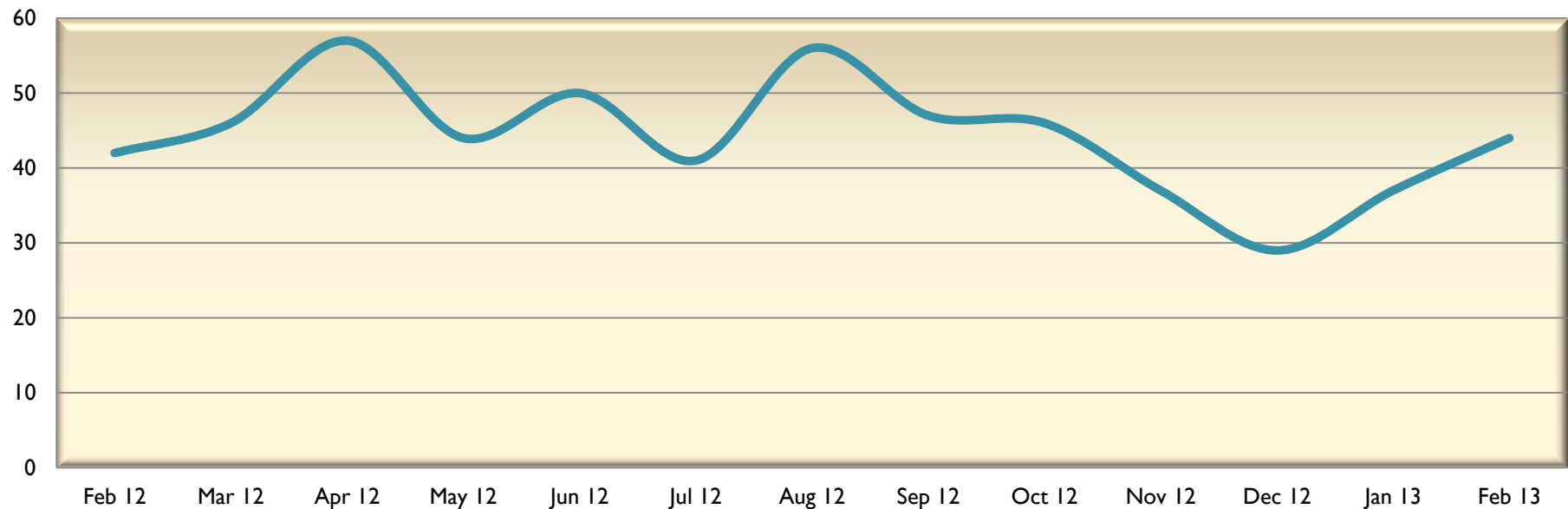
Pending Sales

Area	Feb 12	Feb 13	Change
NW Grants Pass	7	6	-14.3%
NE Grants Pass	4	6	50.0%
SW Grants Pass	5	9	80.0%
SE Grants Pass	7	3	-57.1%
UGB Redwood	8	9	12.5%
Fruitdale	2	4	100.0%
UGB Fruitdale	6	3	-50.0%
UGB Williams Hwy	3	3	0.0%
Cave Junction	0	1	N/A
COUNTY TOTALS	42	44	4.8%

Six Month Trend



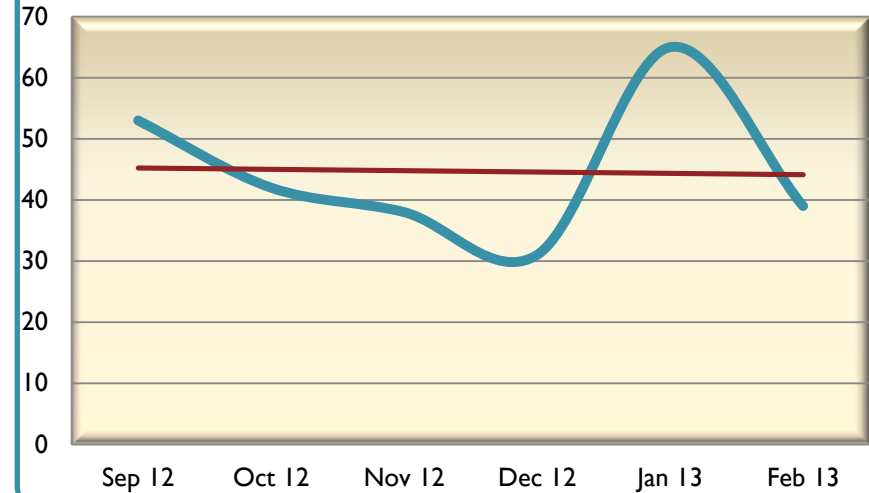
Yearly Snapshot: Pending Sales



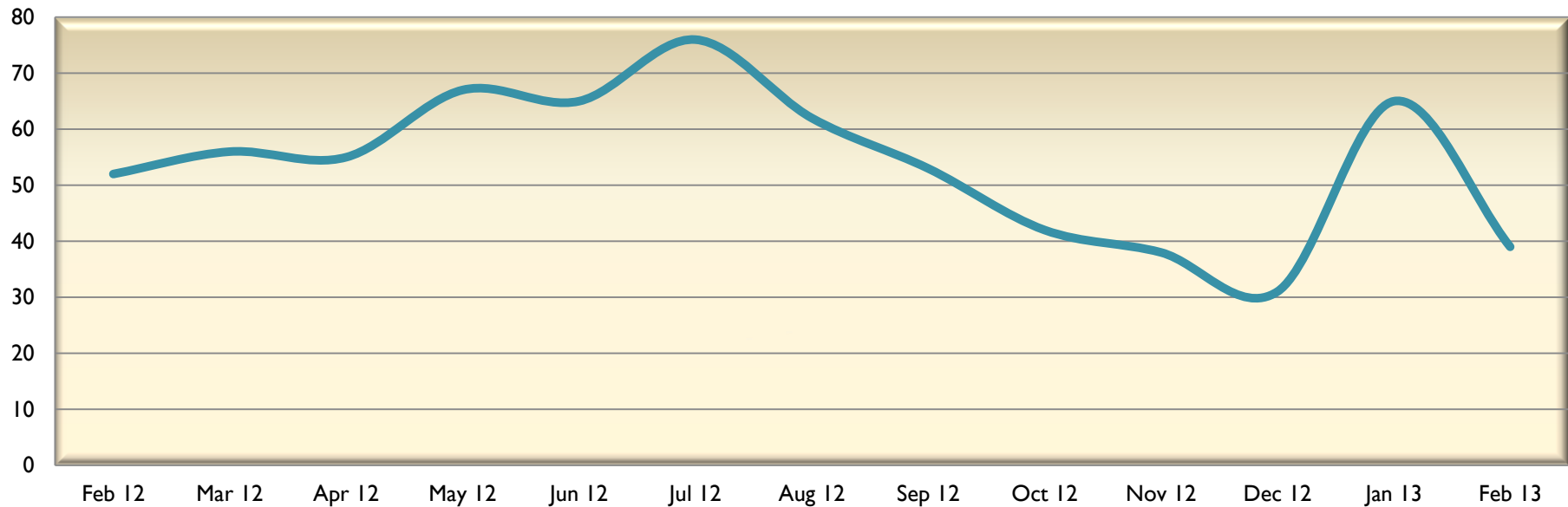
New Listings

Area	Feb 12	Feb 13	Change
NW Grants Pass	13	6	-53.8%
NE Grants Pass	7	3	-57.1%
SW Grants Pass	8	9	12.5%
SE Grants Pass	5	3	-40.0%
UGB Redwood	9	6	-33.3%
Fruitdale	0	4	N/A
UGB Fruitdale	6	6	0.0%
UGB Williams Hwy	3	2	-33.3%
Cave Junction	1	0	-100.0%
COUNTY TOTALS	52	39	-25.0%

Six Month Trend

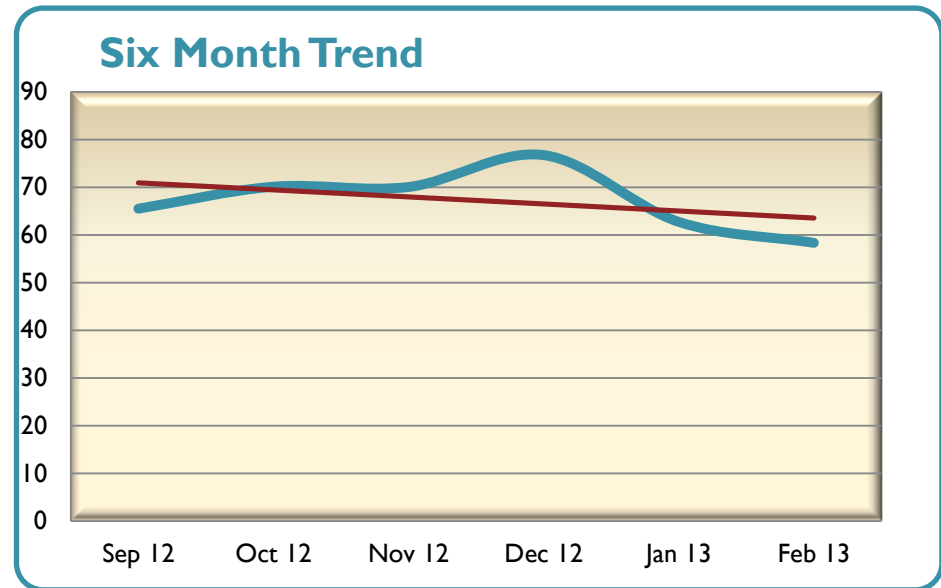


Yearly Snapshot: New Listings

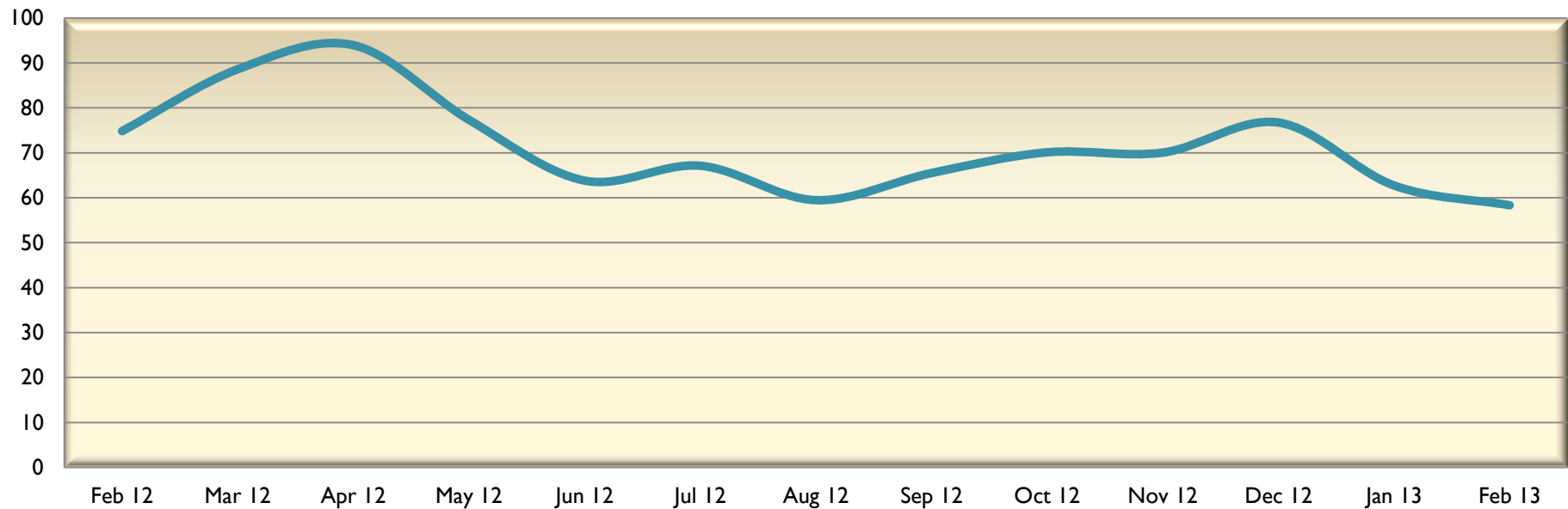


Average Days on Market

Area	Feb 12	Feb 13	Change
NW Grants Pass	36	169	375.7%
NE Grants Pass	92	18	-80.3%
SW Grants Pass	41	276	574.0%
SE Grants Pass	117	64	-45.1%
UGB Redwood	45	153	242.5%
Fruitdale	16	119	643.8%
UGB Fruitdale	200	110	-44.9%
UGB Williams Hwy	58	8	-86.9%
Cave Junction	62	76	22.6%
COUNTY TOTALS	75	58	-22.0%

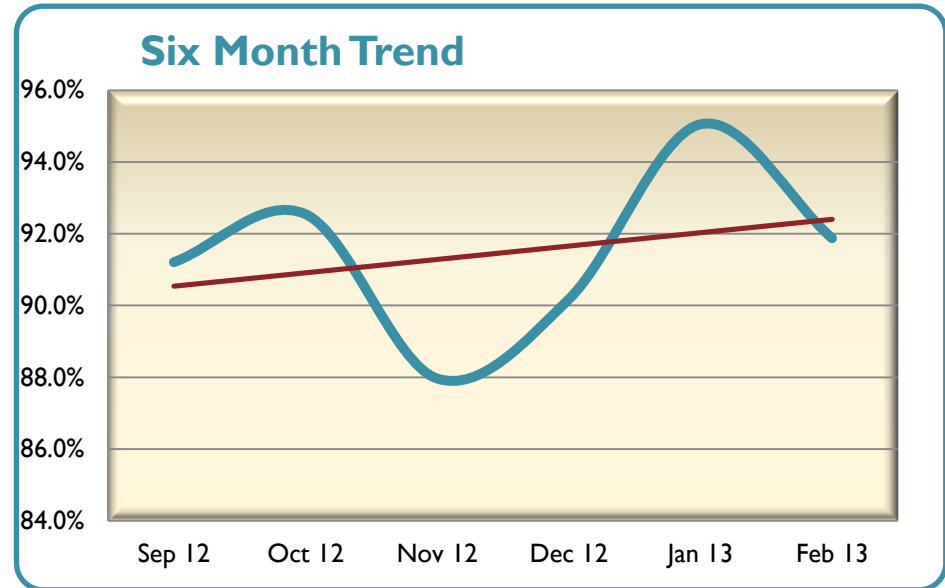


Yearly Snapshot: Average Days on Market

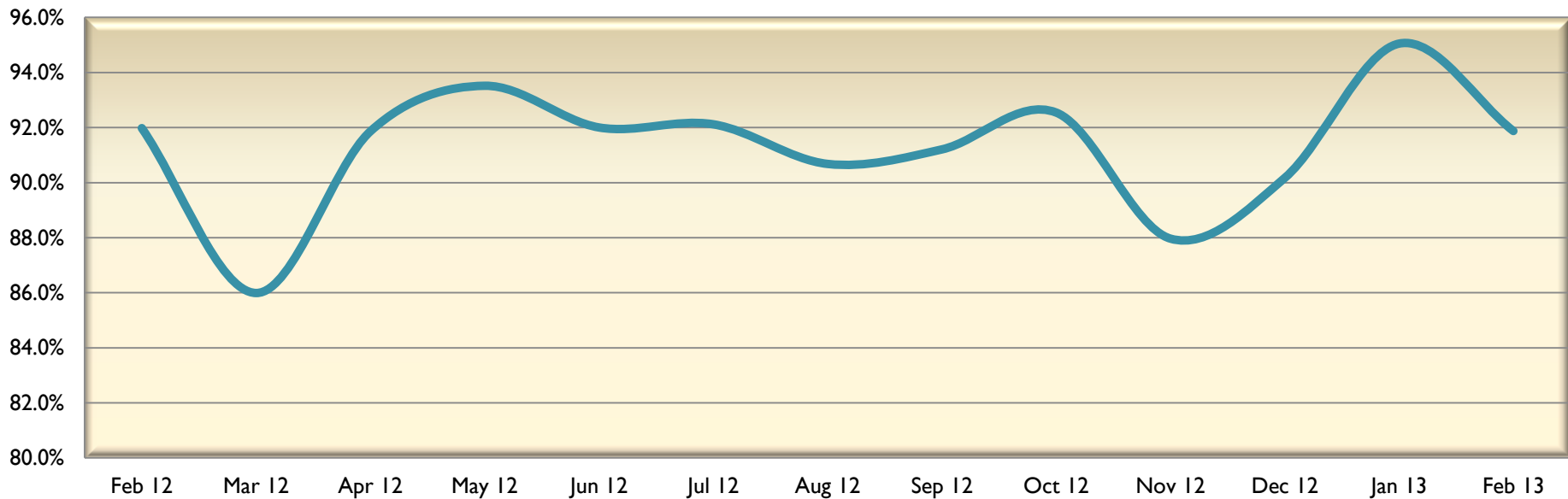


Original List Price vs Selling Price

Area	Feb 12	Feb 13	Change
NW Grants Pass	93.9%	85.6%	-8.8%
NE Grants Pass	87.9%	93.7%	6.6%
SW Grants Pass	95.3%	85.3%	-10.6%
SE Grants Pass	86.8%	88.0%	1.4%
UGB Redwood	95.4%	100.0%	4.7%
Fruitdale	96.3%	71.4%	-25.8%
UGB Fruitdale	87.9%	98.9%	12.5%
UGB Williams Hwy	91.9%	99.9%	8.7%
Cave Junction	90.6%	95.1%	4.9%
COUNTY TOTALS	92.0%	91.9%	-0.1%

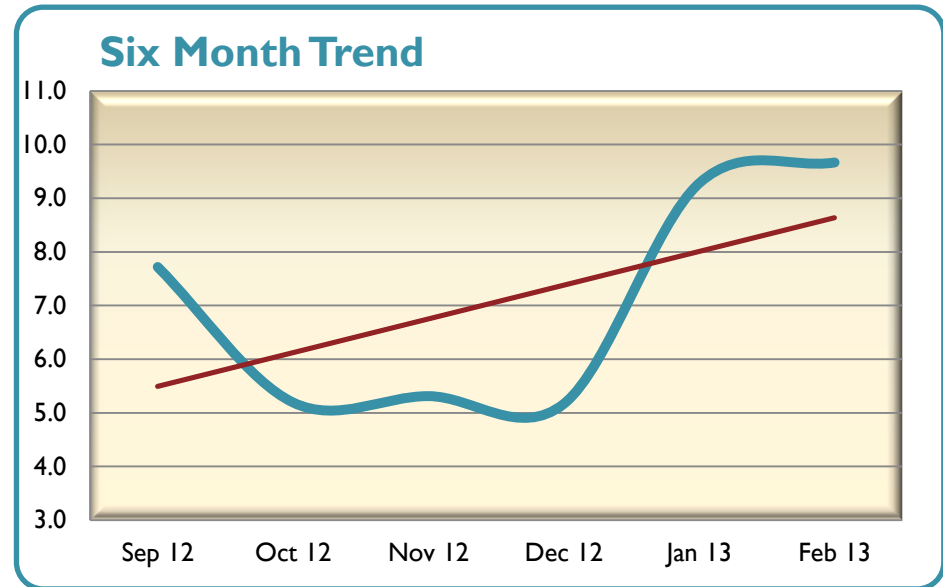


Yearly Snapshot: Original List Price vs Selling Price

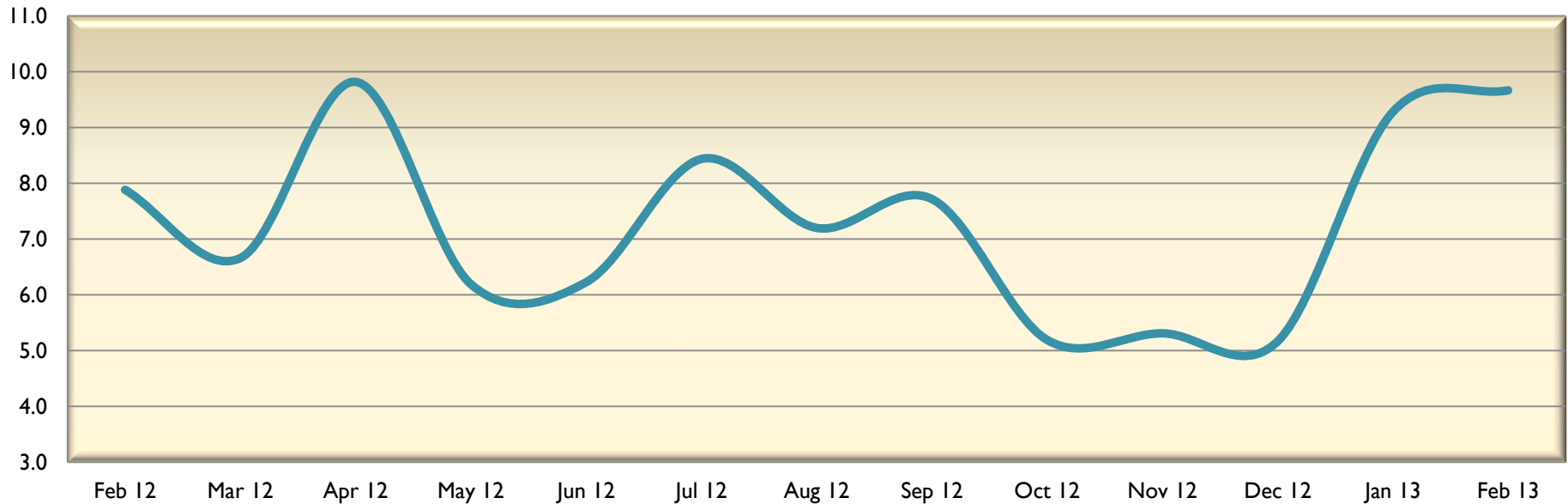


Available Homes per Buyer

Area	Feb 12	Feb 13	Change
NW Grants Pass	9.4	7.8	-17.3%
NE Grants Pass	12.3	11.0	-10.2%
SW Grants Pass	5.0	12.0	140.0%
SE Grants Pass	8.8	6.5	-25.7%
UGB Redwood	6.8	32.0	368.3%
Fruitdale	18.0	16.0	-11.1%
UGB Fruitdale	9.4	7.3	-22.0%
UGB Williams Hwy	3.4	3.7	7.8%
Cave Junction	10.5	12.0	14.3%
COUNTY TOTALS	7.9	9.7	22.6%

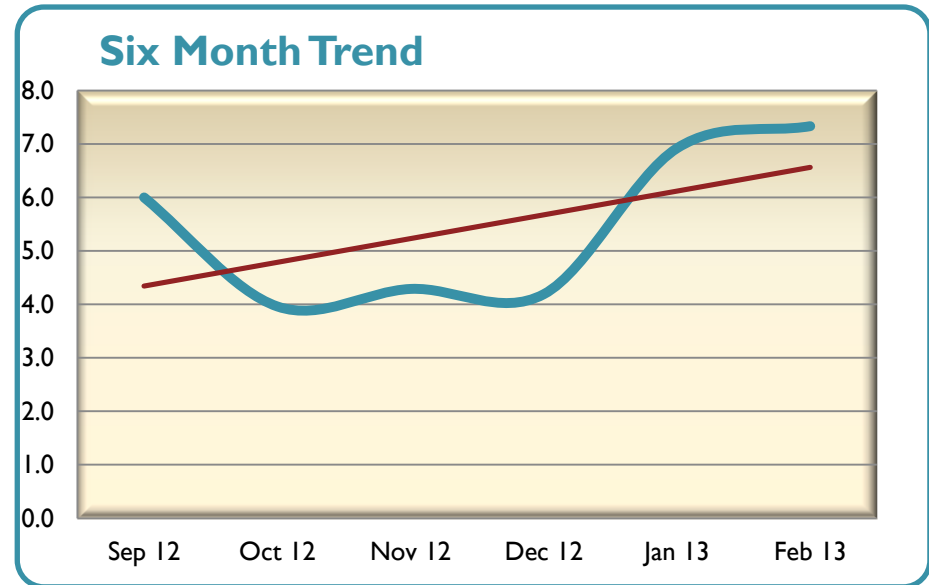


Yearly Snapshot: Available Homes per Buyer

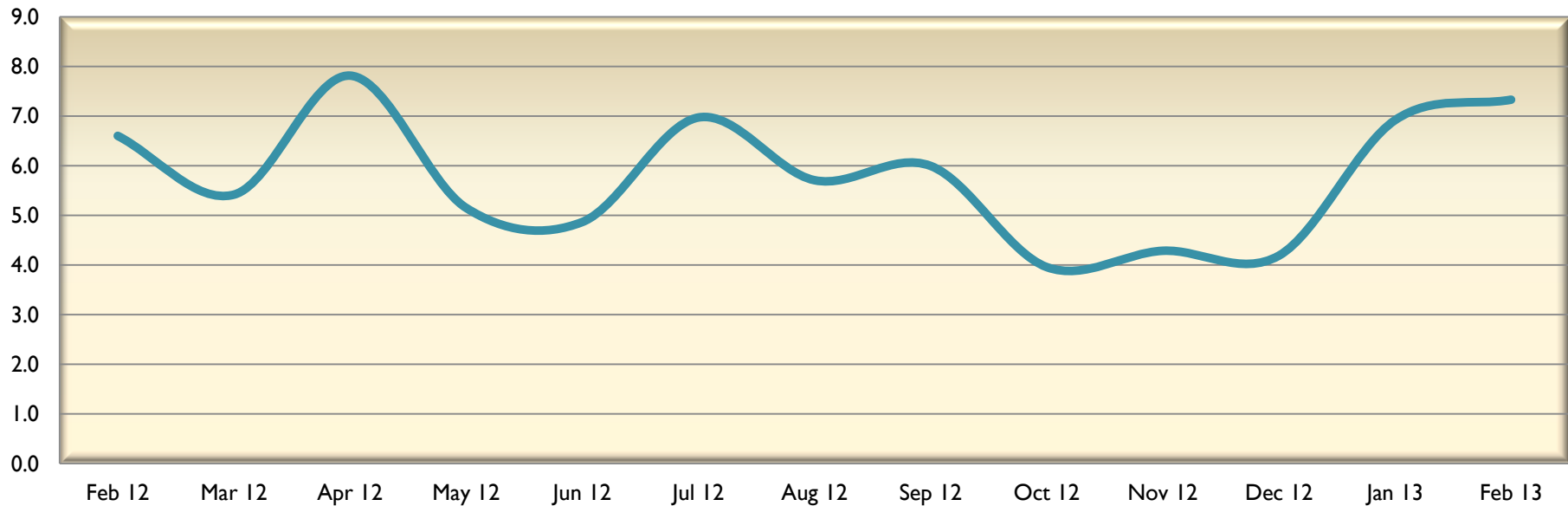


Months Supply of Inventory

Area	Feb 12	Feb 13	Change
NW Grants Pass	8.3	6.4	-22.8%
NE Grants Pass	10.5	8.0	-23.8%
SW Grants Pass	4.1	8.7	110.8%
SE Grants Pass	6.5	5.0	-23.1%
UGB Redwood	5.3	23.0	331.3%
Fruitdale	15.0	11.0	-26.7%
UGB Fruitdale	8.2	6.0	-26.8%
UGB Williams Hwy	2.8	3.0	7.1%
Cave Junction	9.5	9.0	-5.3%
COUNTY TOTALS	6.6	7.3	11.0%



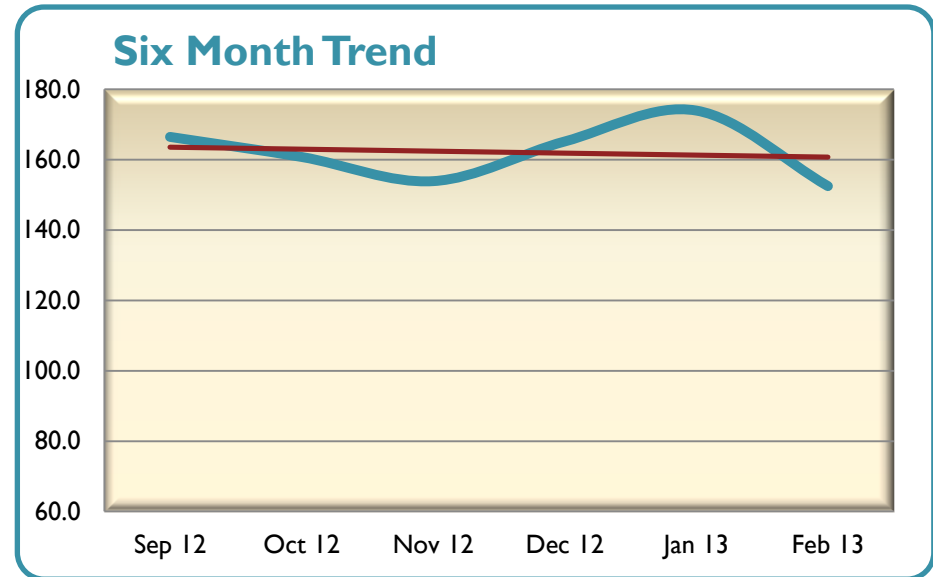
Yearly Snapshot: Months Supply of Inventory



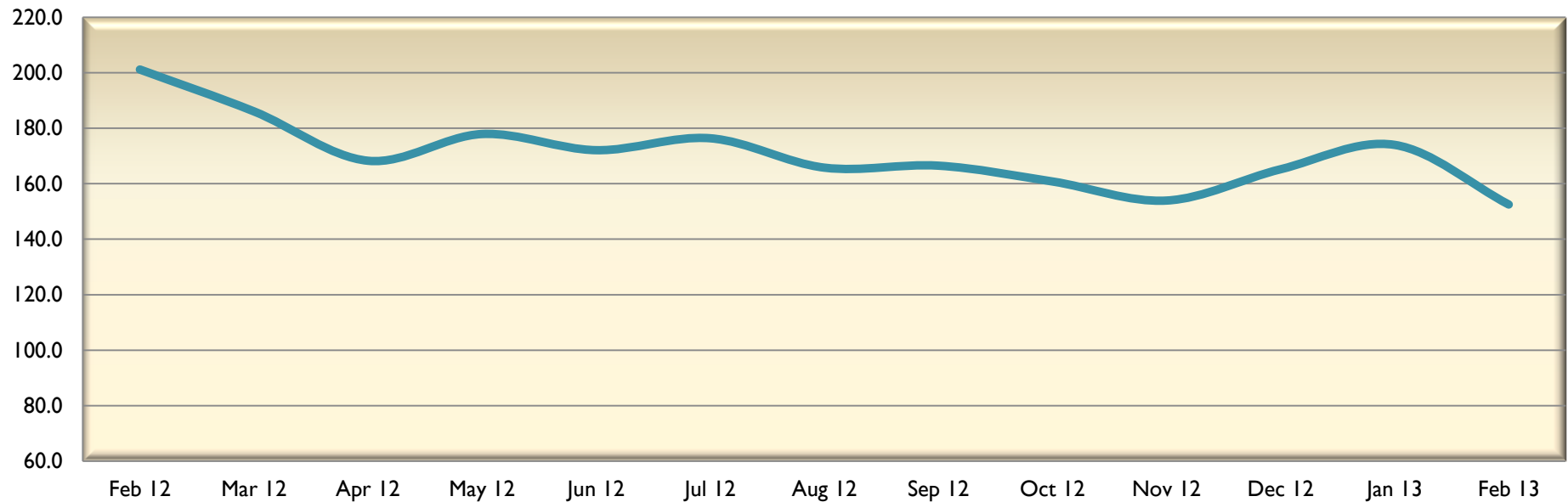
Housing Affordability Index

Josephine County	Feb 12	Feb 13	Change
	201.2	152.5	-24.2%

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	Feb 12	Feb 13	Change
	7516	4955	-34.1%

