







Jackson County Residential Market Trends

March 2013

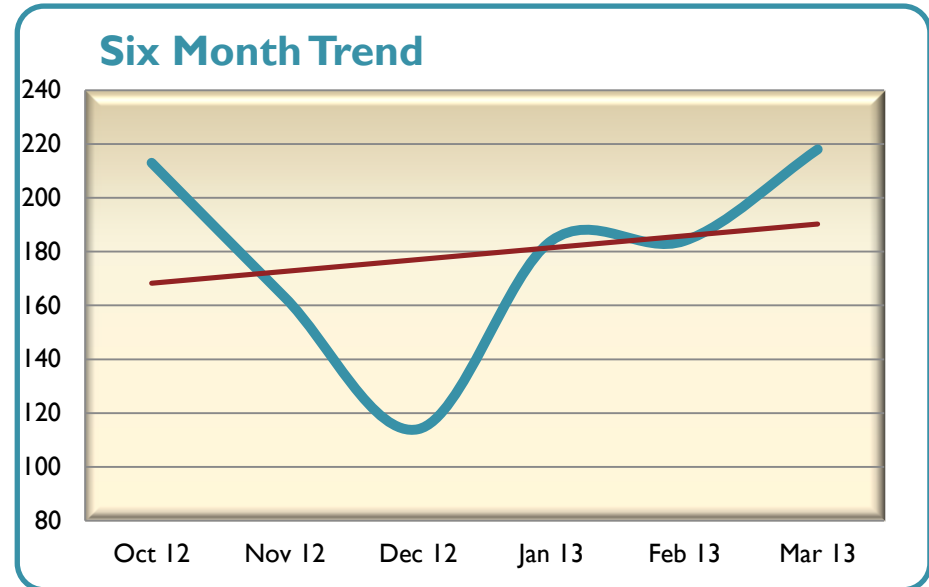
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

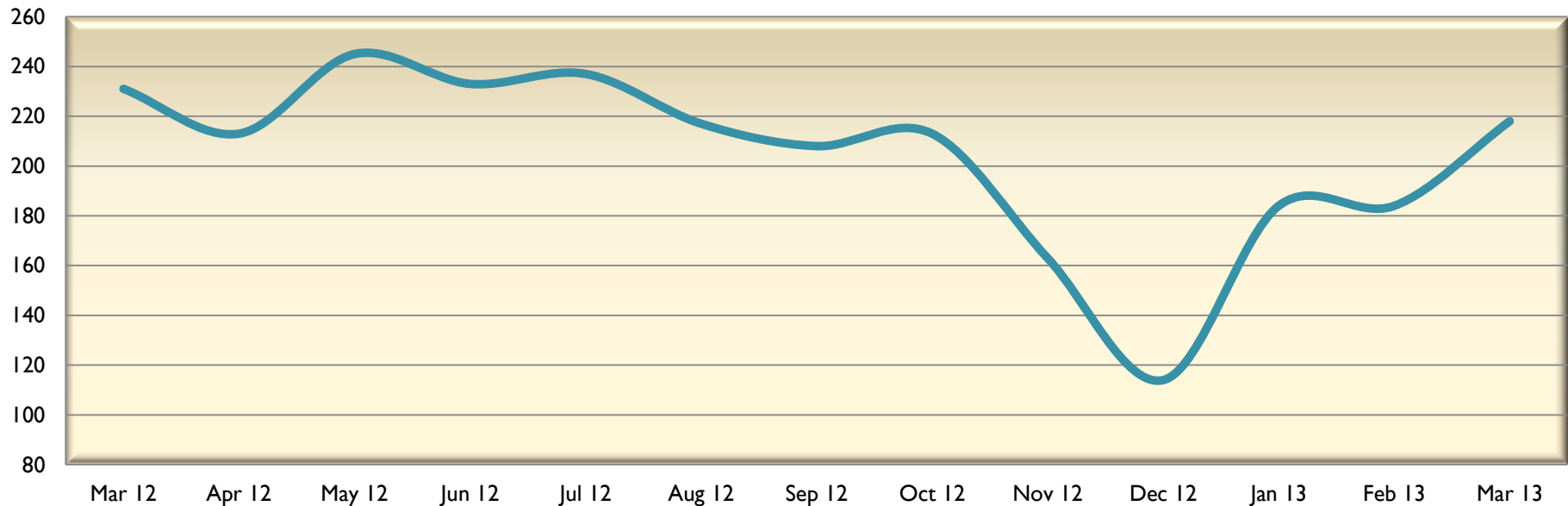
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	Mar 12	Mar 13	Change
Ashland	20	35	75.0%
Talent	7	8	14.3%
Phoenix	12	7	-41.7%
Jacksonville	3	8	166.7%
West Medford	48	36	-25.0%
East Medford	70	65	-7.1%
Central Point	38	24	-36.8%
White City	13	8	-38.5%
Eagle Point	14	17	21.4%
Shady Cove / Trail	1	4	300.0%
Gold Hill & Rogue River	5	6	20.0%
COUNTY TOTALS	231	218	-5.6%

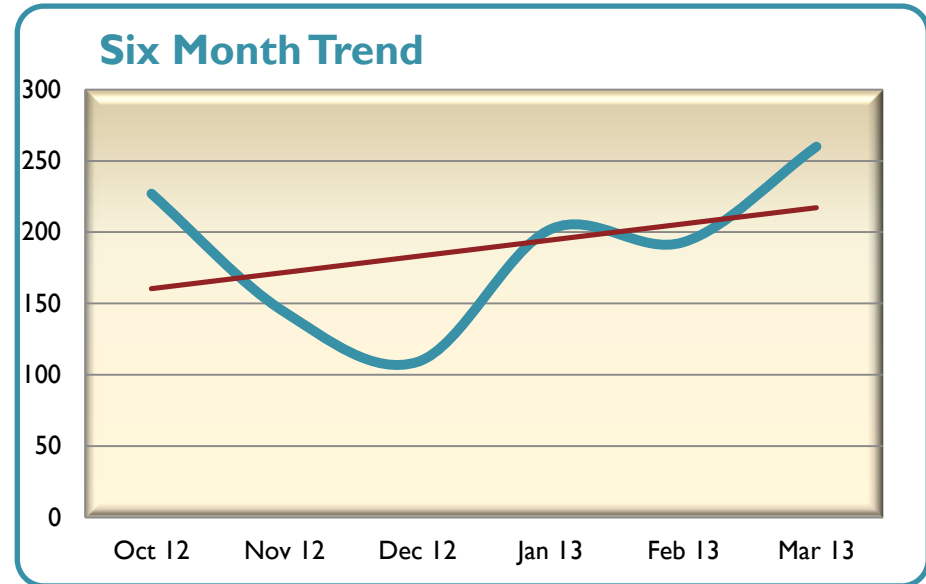


Yearly Snapshot: Pending Sales

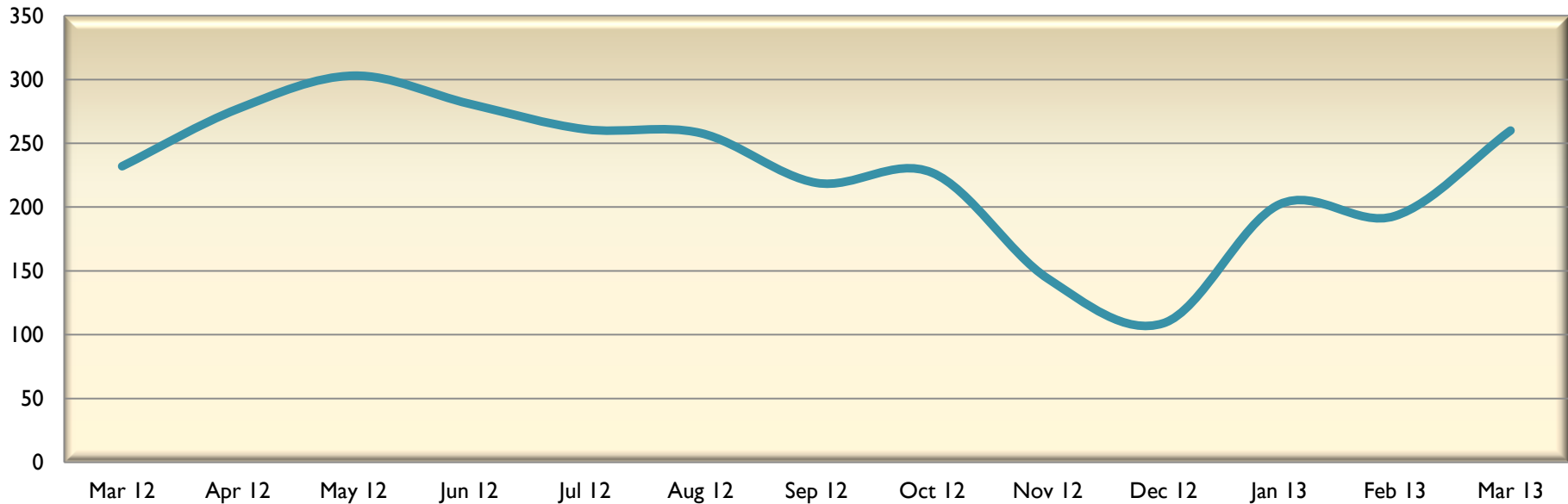


New Listings

Area	Mar 12	Mar 13	Change
Ashland	29	53	82.8%
Talent	12	9	-25.0%
Phoenix	6	6	0.0%
Jacksonville	1	12	1100.0%
West Medford	39	34	-12.8%
East Medford	71	66	-7.0%
Central Point	32	30	-6.3%
White City	8	11	37.5%
Eagle Point	23	19	-17.4%
Shady Cove / Trail	2	11	450.0%
Gold Hill & Rogue River	9	9	0.0%
COUNTY TOTALS	232	260	12.1%

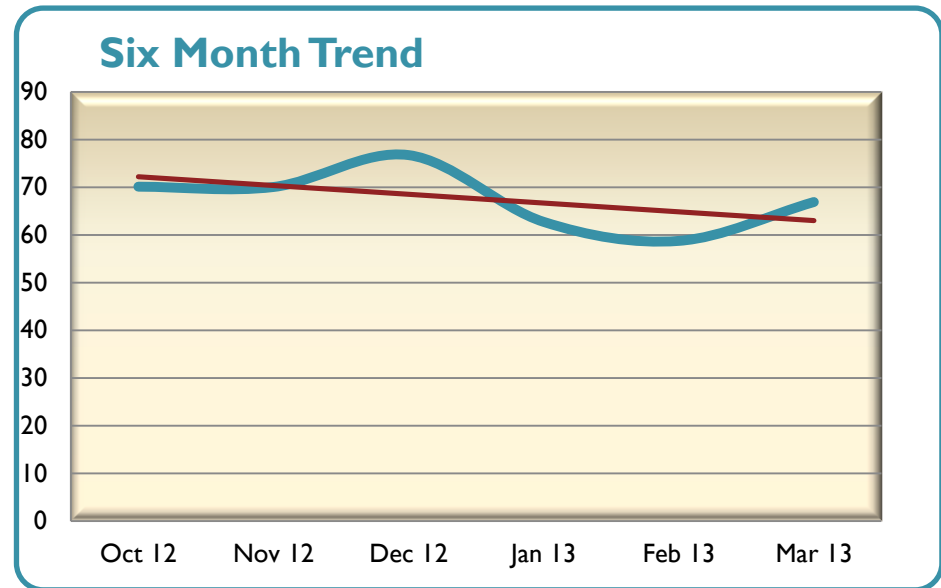


Yearly Snapshot: New Listings

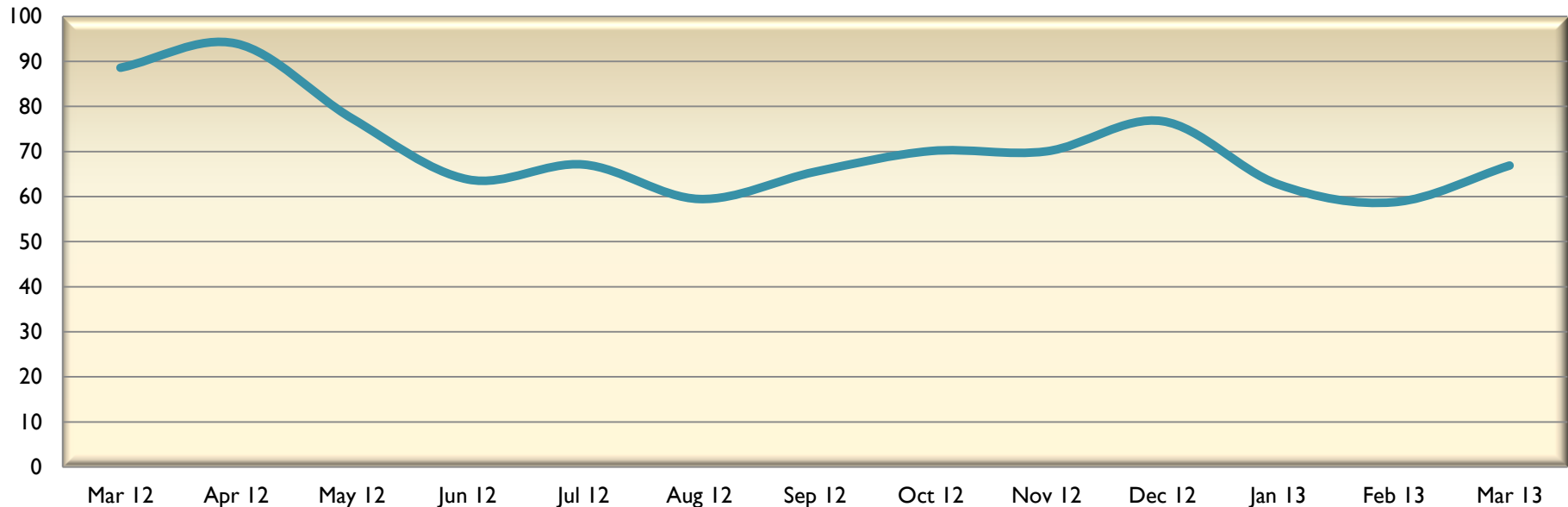


Average Days on Market

Area	Mar 12	Mar 13	Change
Ashland	112	77	-30.9%
Talent	46	50	7.1%
Phoenix	108	7	-93.8%
Jacksonville	56	290	419.7%
West Medford	65	55	-14.6%
East Medford	94	74	-21.7%
Central Point	74	54	-26.8%
White City	44	53	21.2%
Eagle Point	105	63	-40.3%
Shady Cove / Trail	102	228	123.0%
Gold Hill & Rogue River	266	63	-76.2%
COUNTY TOTALS	89	67	-24.5%

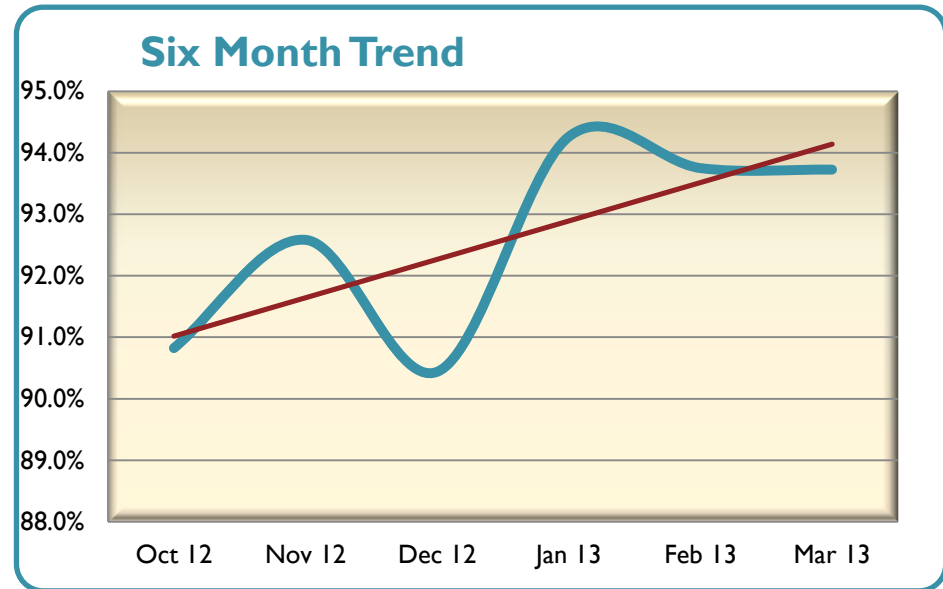


Yearly Snapshot: Average Days on Market

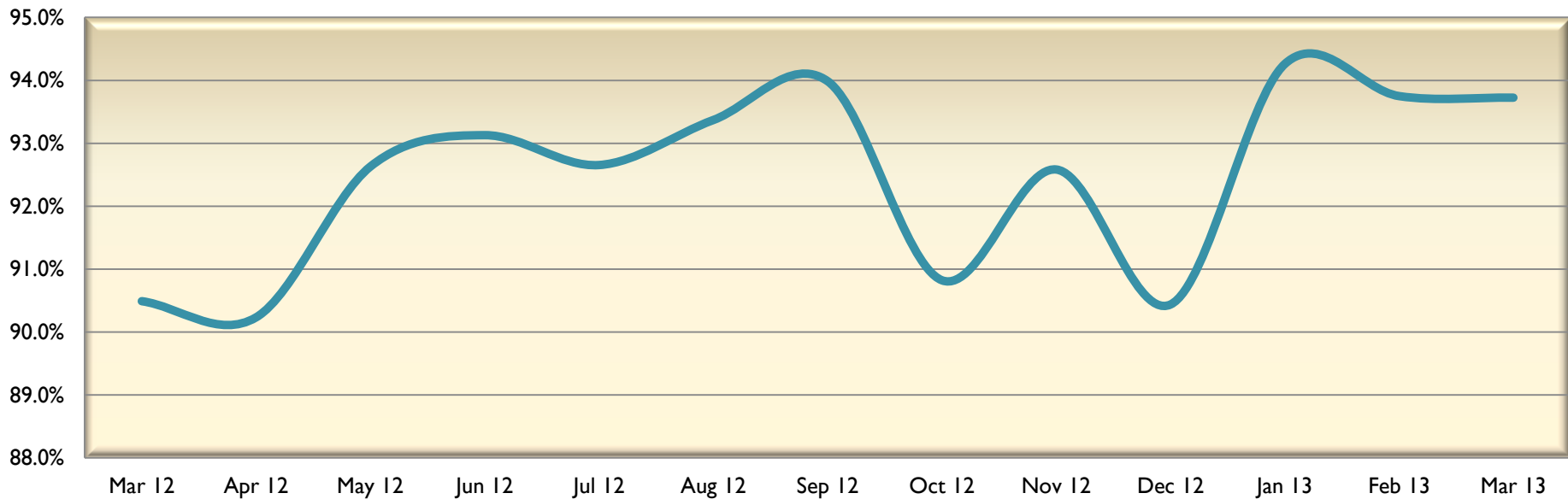


Original List Price vs Selling Price

Area	Mar 12	Mar 13	Change
Ashland	90.4%	93.1%	3.0%
Talent	94.5%	95.9%	1.4%
Phoenix	72.7%	99.9%	37.4%
Jacksonville	92.6%	95.4%	3.1%
West Medford	92.2%	94.8%	2.7%
East Medford	89.7%	94.3%	5.2%
Central Point	92.9%	96.9%	4.3%
White City	95.9%	96.8%	1.0%
Eagle Point	89.0%	95.1%	6.9%
Shady Cove / Trail	89.5%	65.8%	-26.5%
Gold Hill & Rogue River	77.7%	89.0%	14.5%
COUNTY TOTALS	90.5%	93.7%	3.6%

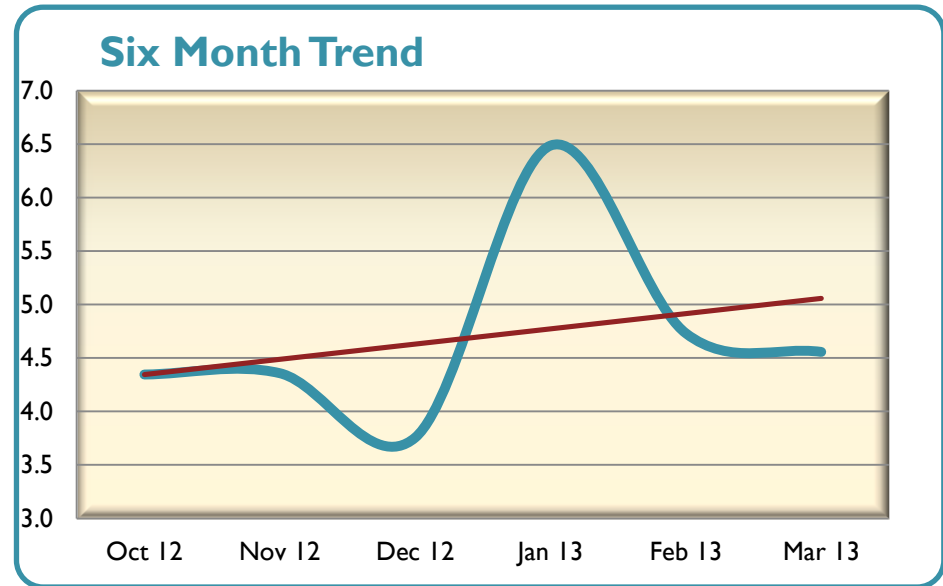


Yearly Snapshot: Original List Price vs Selling Price

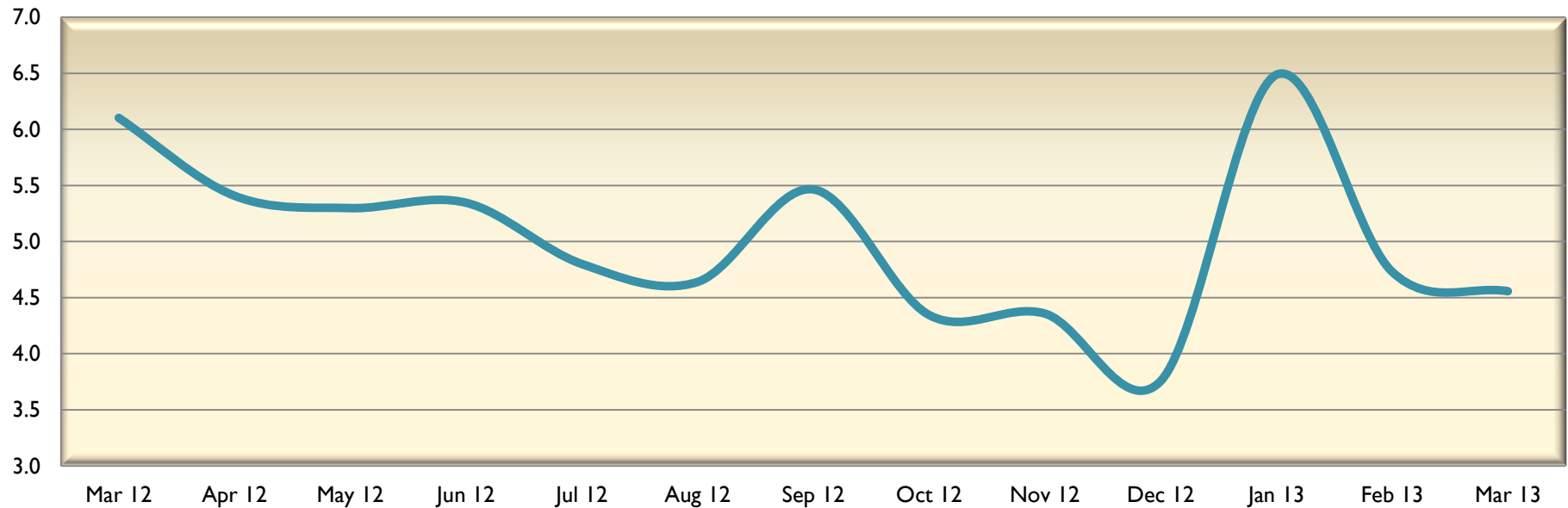


Available Homes per Buyer

Area	Mar 12	Mar 13	Change
Ashland	7.3	4.6	-36.8%
Talent	8.2	4.5	-45.1%
Phoenix	6.8	5.3	-21.0%
Jacksonville	8.6	17.0	97.7%
West Medford	7.1	4.3	-39.6%
East Medford	6.2	5.2	-16.8%
Central Point	3.5	3.6	4.6%
White City	3.7	2.7	-28.2%
Eagle Point	8.0	2.2	-72.5%
Shady Cove / Trail	16.0	20.0	25.0%
Gold Hill & Rogue River	6.8	6.0	-12.2%
COUNTY TOTALS	6.1	4.6	-25.3%

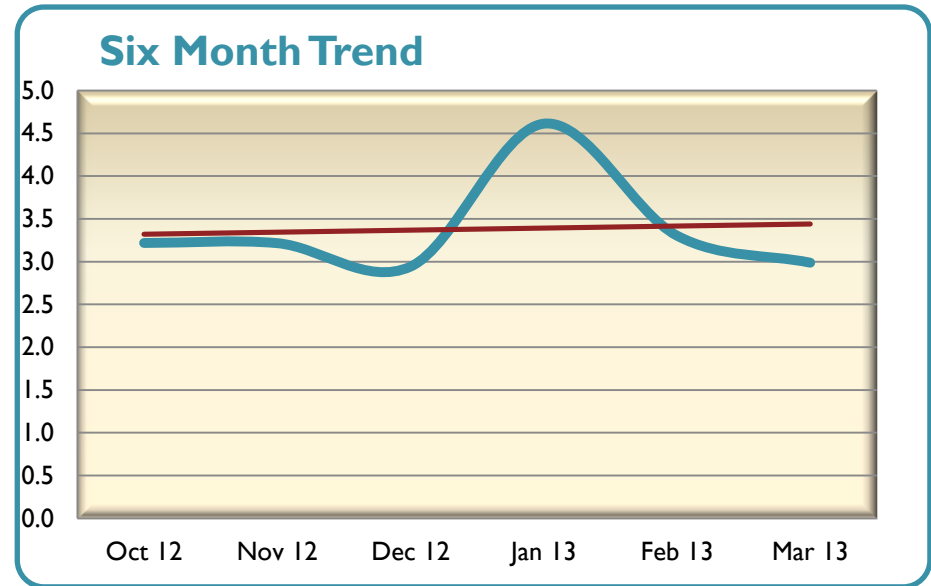


Yearly Snapshot: Available Homes per Buyer

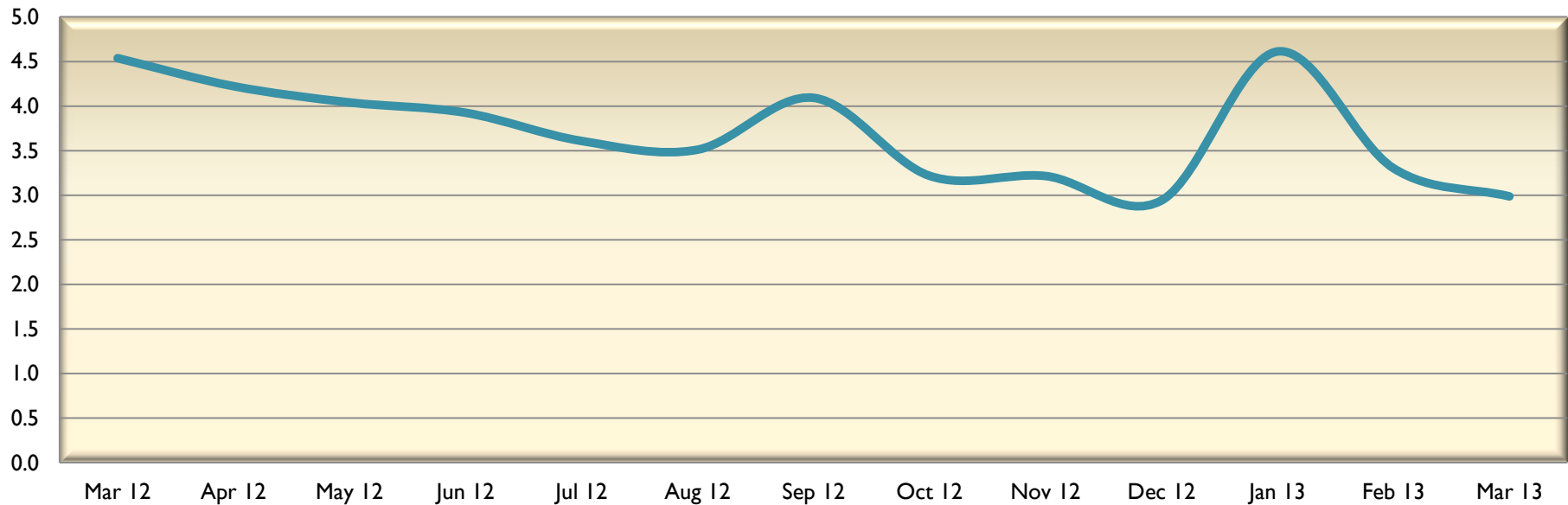


Months Supply of Inventory

Area	Mar 12	Mar 13	Change
Ashland	5.6	3.3	-40.3%
Talent	5.8	2.3	-61.2%
Phoenix	3.5	2.3	-33.3%
Jacksonville	7.6	12.5	64.5%
West Medford	5.0	2.5	-50.0%
East Medford	4.7	3.2	-30.8%
Central Point	2.2	2.4	8.3%
White City	2.9	1.7	-43.1%
Eagle Point	6.3	1.3	-79.2%
Shady Cove / Trail	15.0	16.5	10.0%
Gold Hill & Rogue River	5.5	4.4	-20.0%
COUNTY TOTALS	4.5	3.0	-34.2%



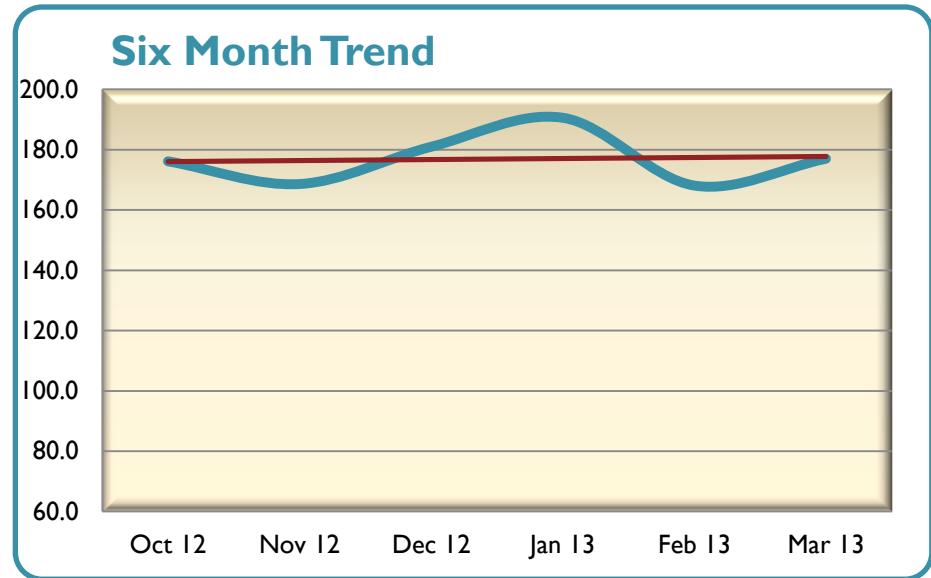
Yearly Snapshot: Months Supply of Inventory



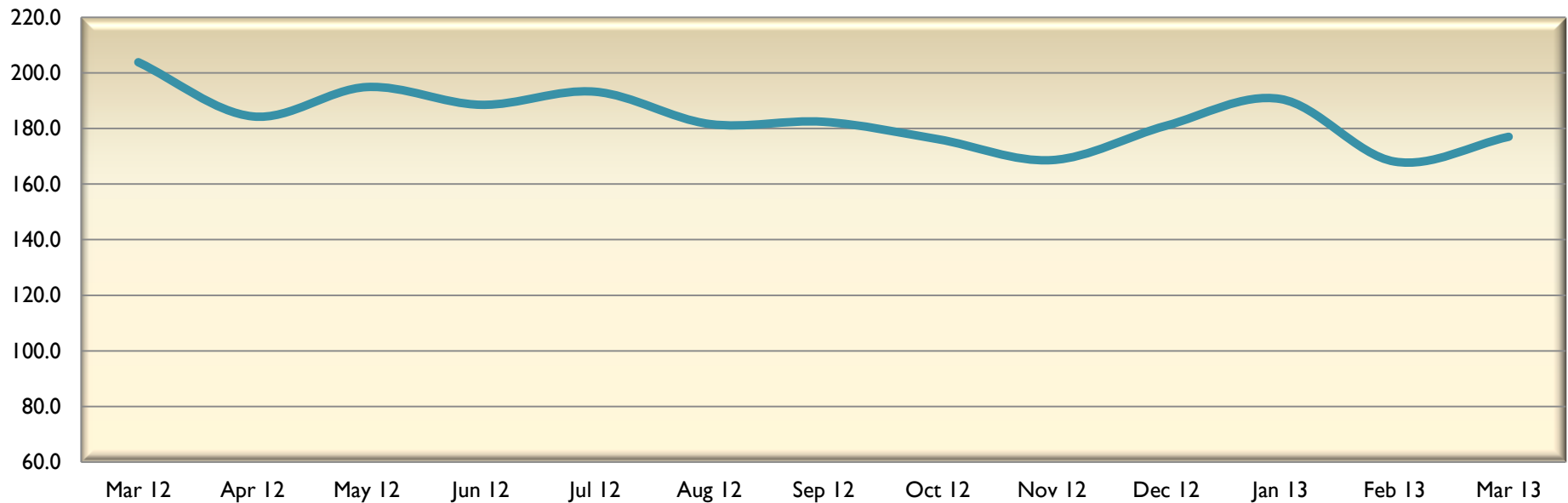
Housing Affordability Index

Jackson County	Mar 12	Mar 13	Change
	203.8	177.0	-13.2%

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	Mar 12	Mar 13	Change
	7593	5929	-21.9%

Note: Keybox accesses from November 2011 reflect higher numbers due to the keybox exchange.

