

Jackson County Residential Market Trends

April 2013

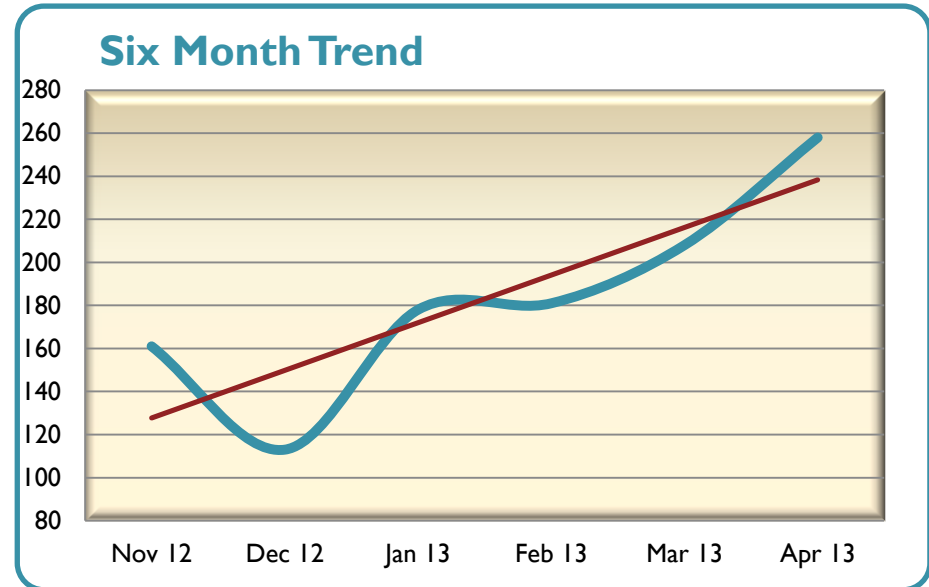
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

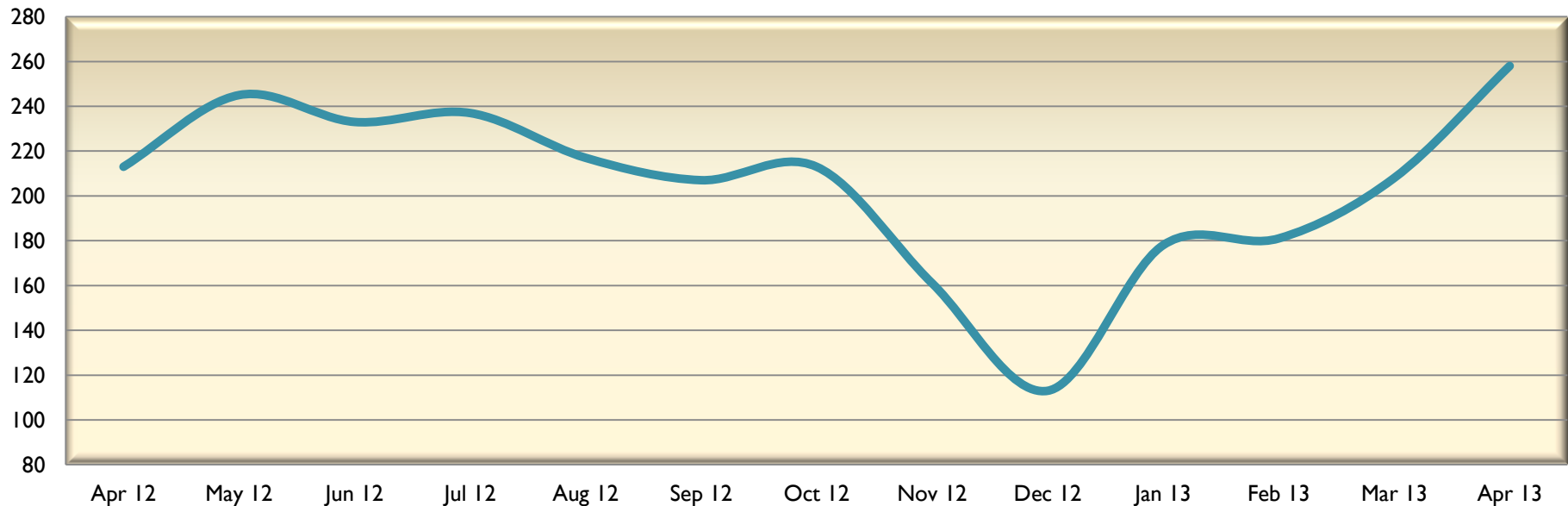
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	Apr 12	Apr 13	Change
Ashland	29	41	41.4%
Talent	8	7	-12.5%
Phoenix	3	6	100.0%
Jacksonville	5	8	60.0%
West Medford	37	44	18.9%
East Medford	59	65	10.2%
Central Point	35	46	31.4%
White City	8	16	100.0%
Eagle Point	19	15	-21.1%
Shady Cove / Trail	3	6	100.0%
Gold Hill & Rogue River	7	4	-42.9%
COUNTY TOTALS	213	258	21.1%

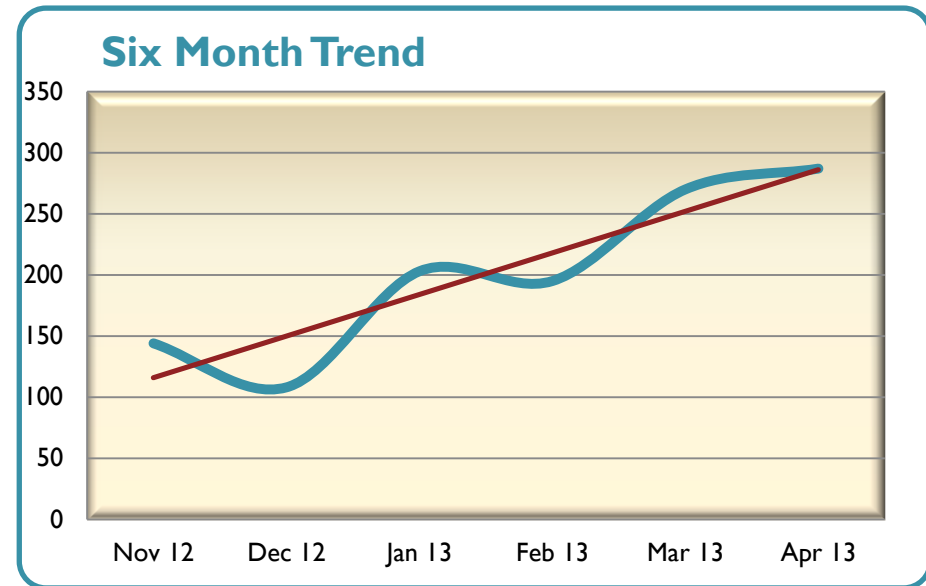


Yearly Snapshot: Pending Sales

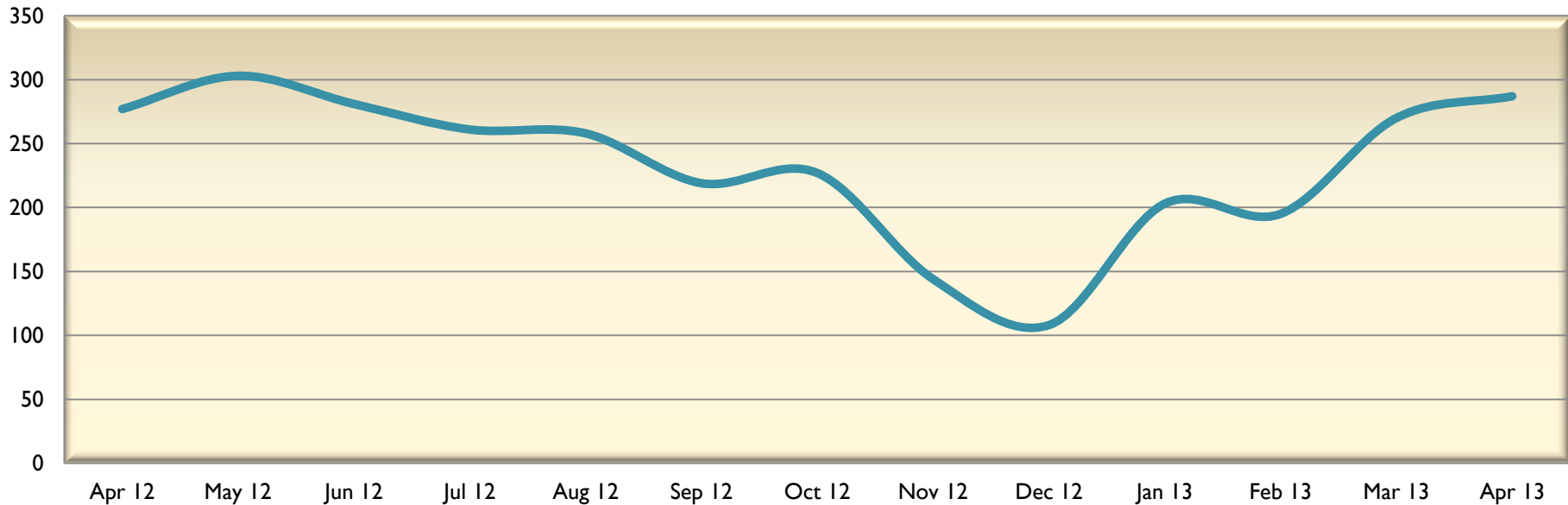


New Listings

Area	Apr 12	Apr 13	Change
Ashland	55	47	-14.5%
Talent	8	5	-37.5%
Phoenix	7	8	14.3%
Jacksonville	8	6	-25.0%
West Medford	51	51	0.0%
East Medford	72	82	13.9%
Central Point	42	44	4.8%
White City	10	11	10.0%
Eagle Point	13	16	23.1%
Shady Cove / Trail	5	8	60.0%
Gold Hill & Rogue River	6	9	50.0%
COUNTY TOTALS	277	287	3.6%

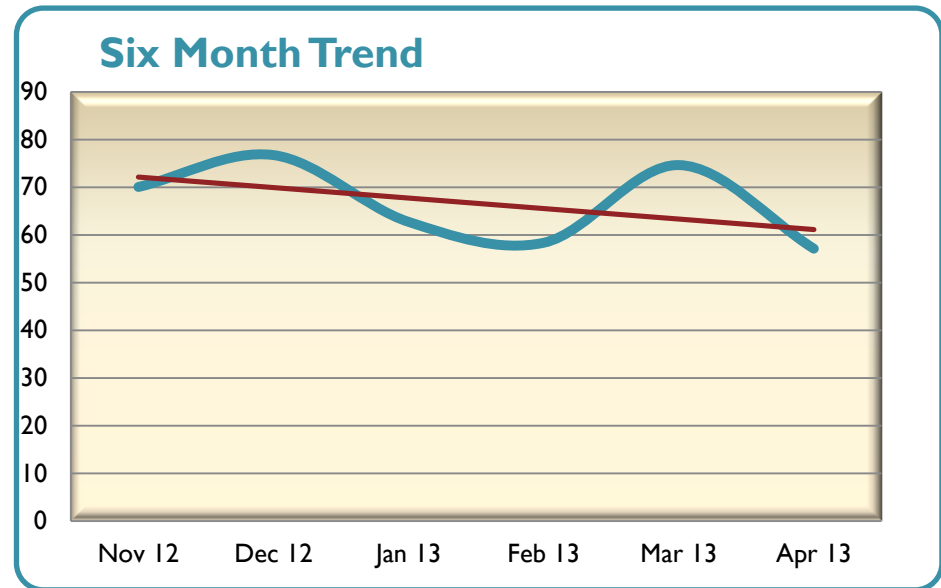


Yearly Snapshot: New Listings

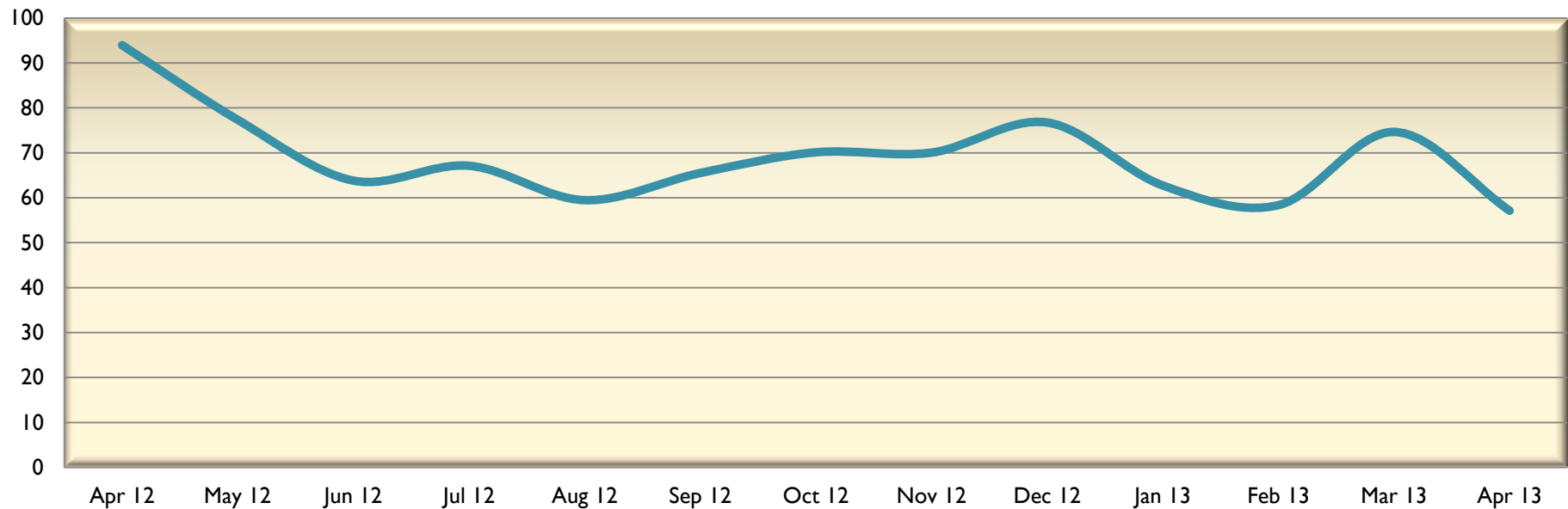


Average Days on Market

Area	Apr 12	Apr 13	Change
Ashland	124	84	-32.0%
Talent	83	64	-23.0%
Phoenix	43	38	-11.7%
Jacksonville	338	33	-90.3%
West Medford	51	34	-34.1%
East Medford	82	40	-51.8%
Central Point	148	62	-58.0%
White City	41	8	-80.5%
Eagle Point	111	112	0.9%
Shady Cove / Trail	233	189	-18.9%
Gold Hill & Rogue River	94	21	-77.7%
COUNTY TOTALS	94	57	-39.2%

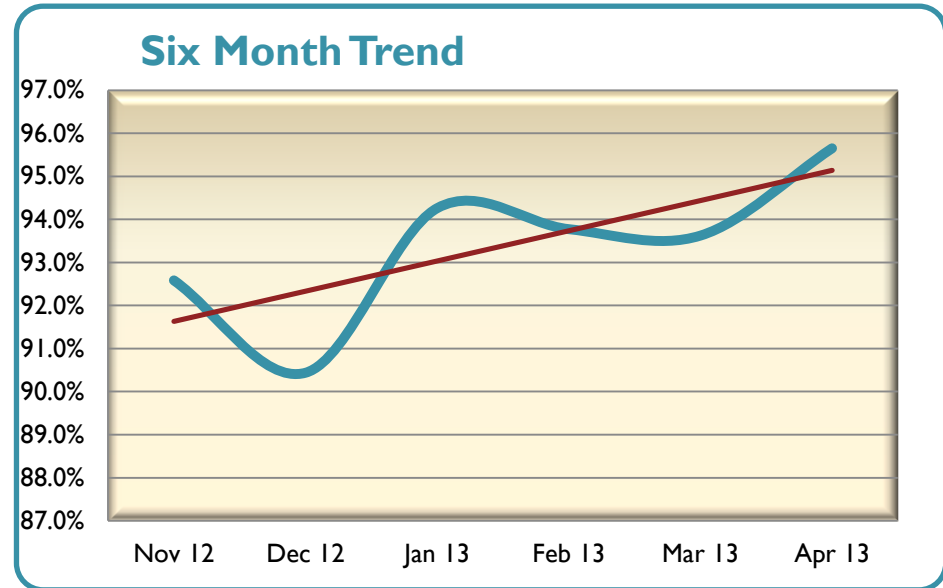


Yearly Snapshot: Average Days on Market

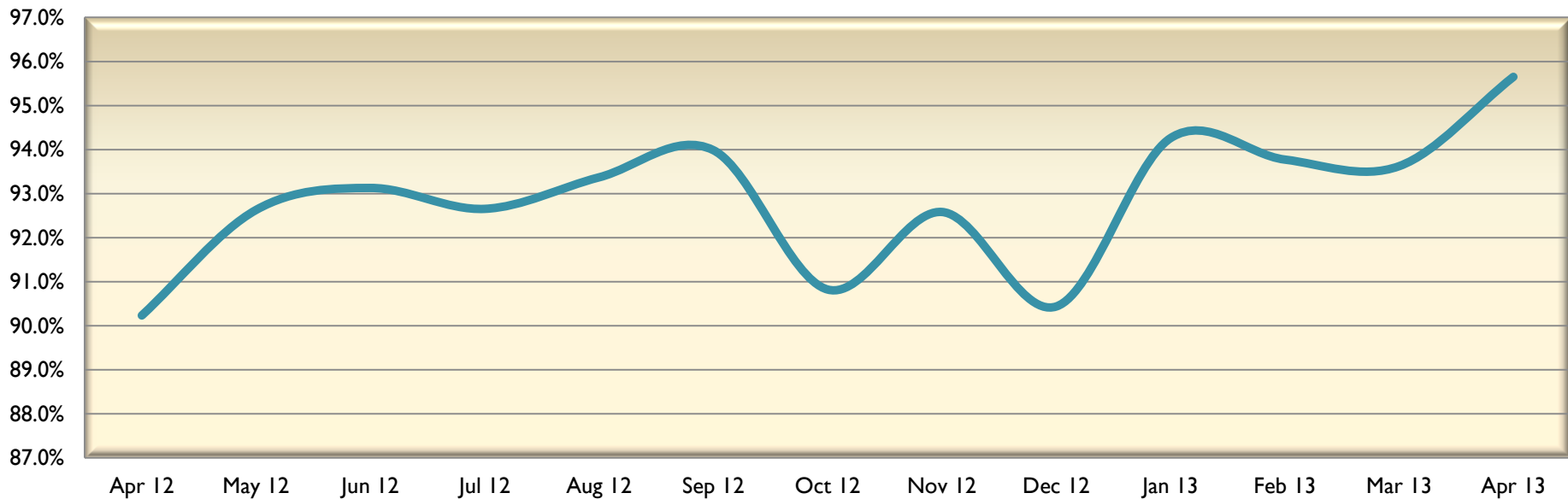


Original List Price vs Selling Price

Area	Apr 12	Apr 13	Change
Ashland	90.7%	93.8%	3.4%
Talent	99.7%	96.6%	-3.1%
Phoenix	97.0%	95.8%	-1.3%
Jacksonville	86.7%	95.0%	9.6%
West Medford	93.7%	95.5%	1.9%
East Medford	89.8%	96.4%	7.3%
Central Point	86.8%	98.7%	13.7%
White City	95.1%	102.3%	7.6%
Eagle Point	90.2%	92.3%	2.4%
Shady Cove / Trail	74.8%	96.6%	29.2%
Gold Hill & Rogue River	81.3%	101.1%	24.4%
COUNTY TOTALS	90.2%	95.7%	6.0%

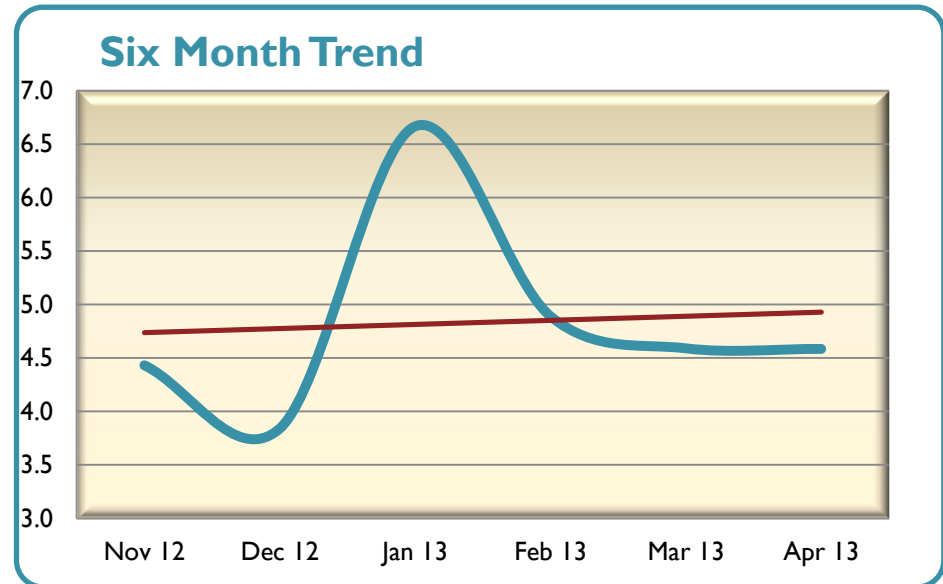


Yearly Snapshot: Original List Price vs Selling Price

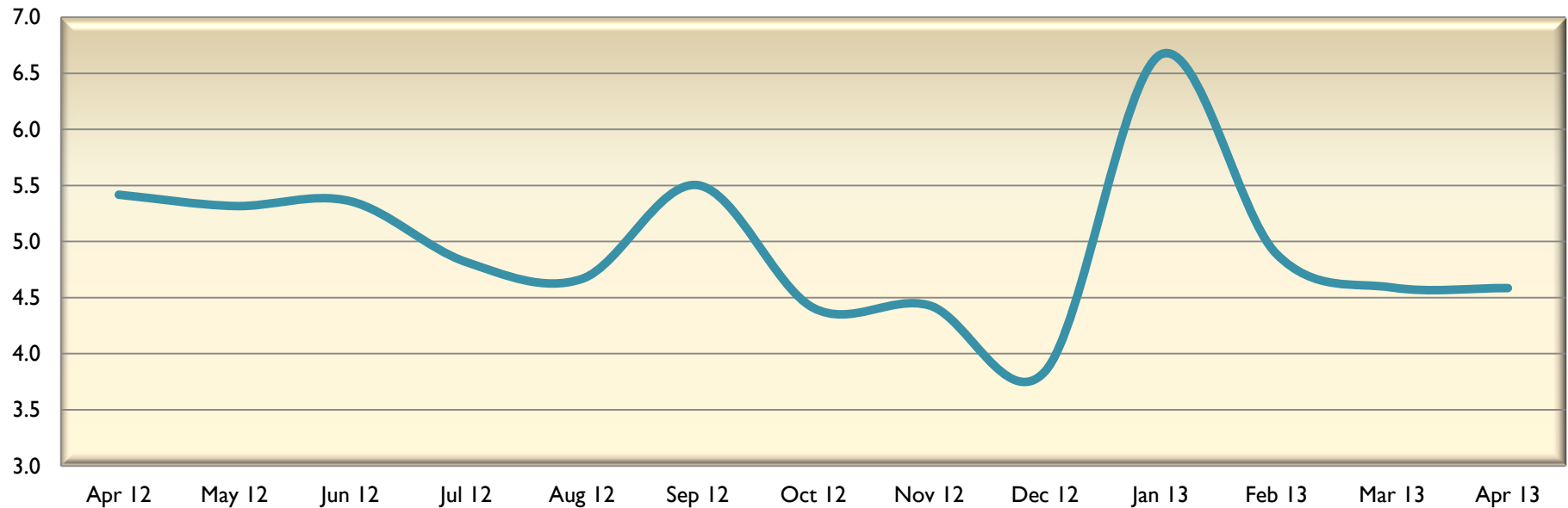


Available Homes per Buyer

Area	Apr 12	Apr 13	Change
Ashland	7.3	5.6	-22.5%
Talent	4.6	2.8	-38.7%
Phoenix	1.8	6.3	261.9%
Jacksonville	11.5	4.4	-61.5%
West Medford	5.0	3.3	-33.9%
East Medford	5.0	4.8	-4.1%
Central Point	4.8	3.6	-25.6%
White City	3.6	6.2	70.2%
Eagle Point	7.9	3.2	-60.1%
Shady Cove / Trail	11.3	10.5	-7.4%
Gold Hill & Rogue River	7.8	16.0	105.1%
COUNTY TOTALS	5.4	4.6	-15.4%

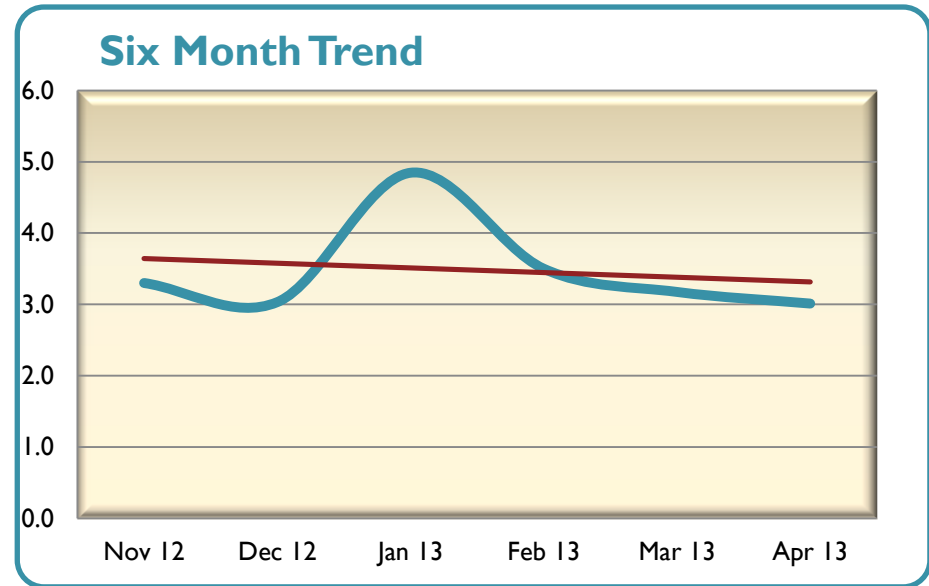


Yearly Snapshot: Available Homes per Buyer

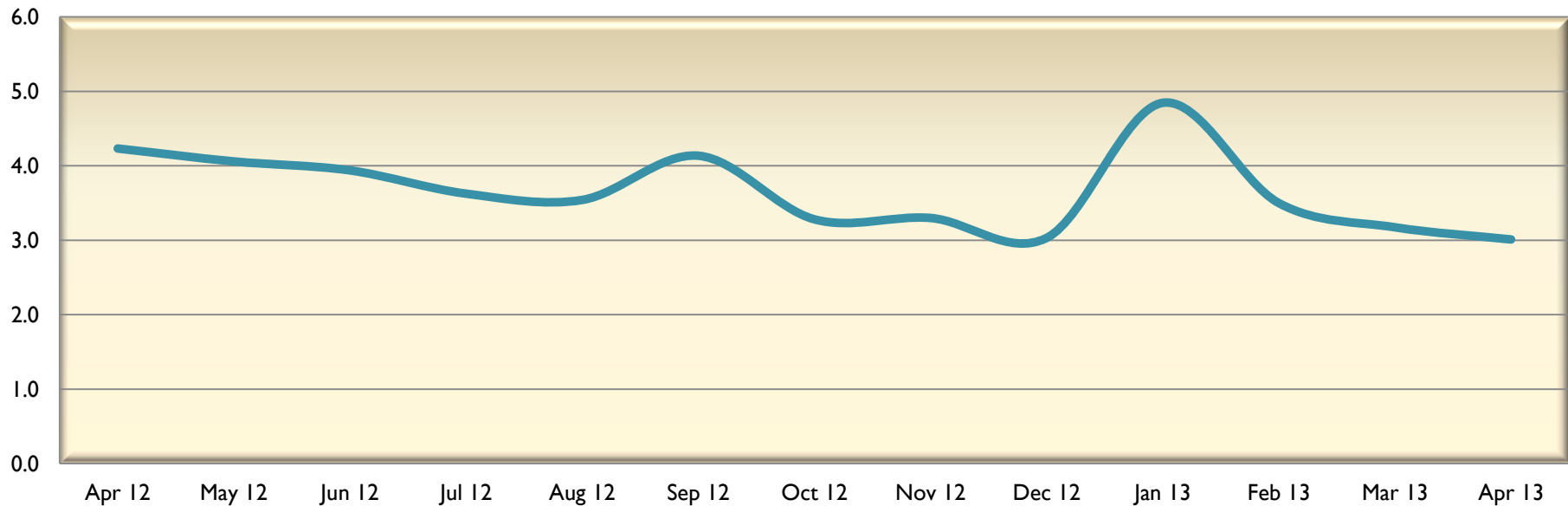


Months Supply of Inventory

Area	Apr 12	Apr 13	Change
Ashland	6.0	4.0	-33.9%
Talent	3.4	1.3	-60.5%
Phoenix	1.5	3.7	144.4%
Jacksonville	10.0	3.4	-65.7%
West Medford	3.8	2.0	-47.1%
East Medford	3.9	3.3	-16.0%
Central Point	3.3	1.9	-41.7%
White City	2.9	3.0	2.4%
Eagle Point	6.1	2.0	-67.2%
Shady Cove / Trail	10.7	8.5	-20.3%
Gold Hill & Rogue River	5.8	13.0	124.1%
COUNTY TOTALS	4.2	3.0	-28.9%



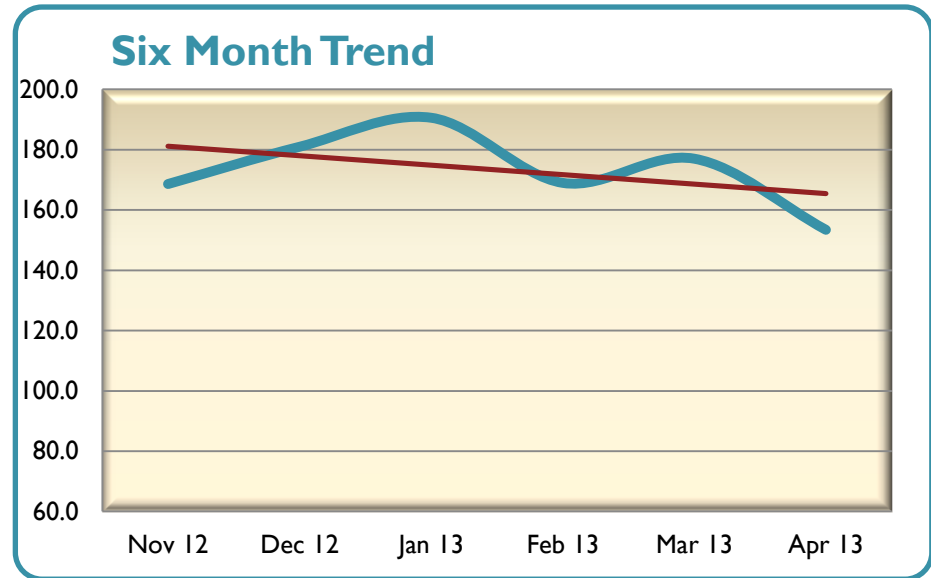
Yearly Snapshot: Months Supply of Inventory



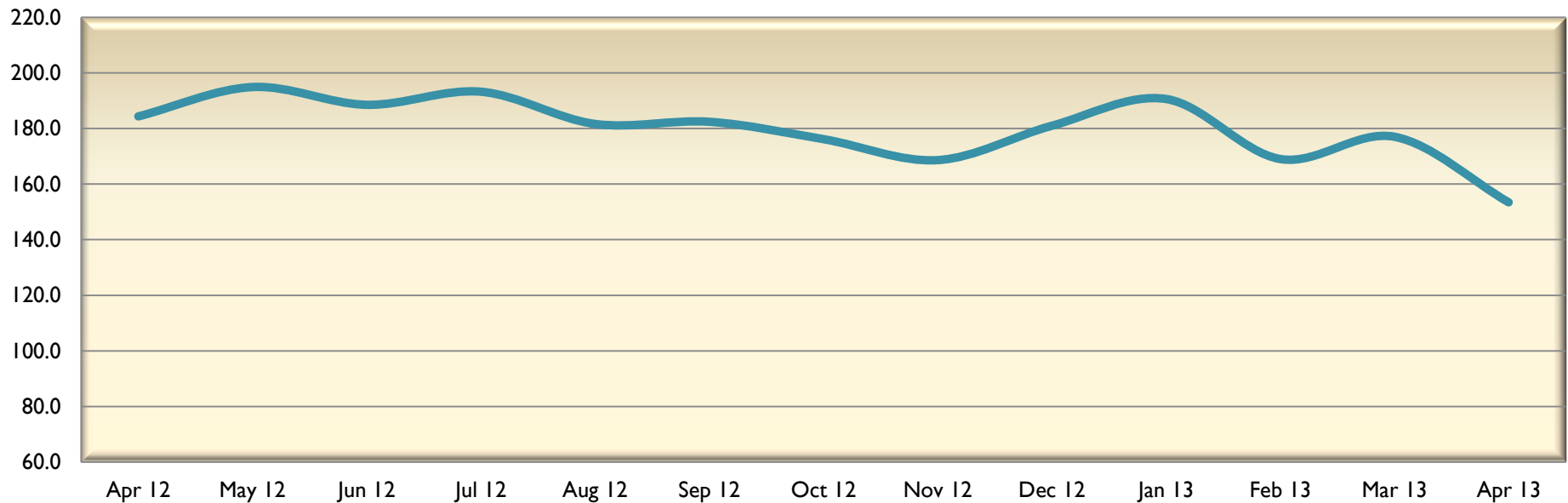
Housing Affordability Index

Jackson County	Apr 12	Apr 13	Change
	184.3	153.4	-16.8%

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	Apr 12	Apr 13	Change
	7793	6114	-21.5%

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

