

## Josephine County Residential Market Trends

May 2013

↑ Pending Sales	.....2
↑ New Listings	.....3
↓ Average Days on Market	.....4
↑ Original List Price vs Selling Price	.....5
↑ Available Homes per Buyer	.....6
↓ Months Supply of Inventory	.....7
↓ Housing Affordability Index	.....8

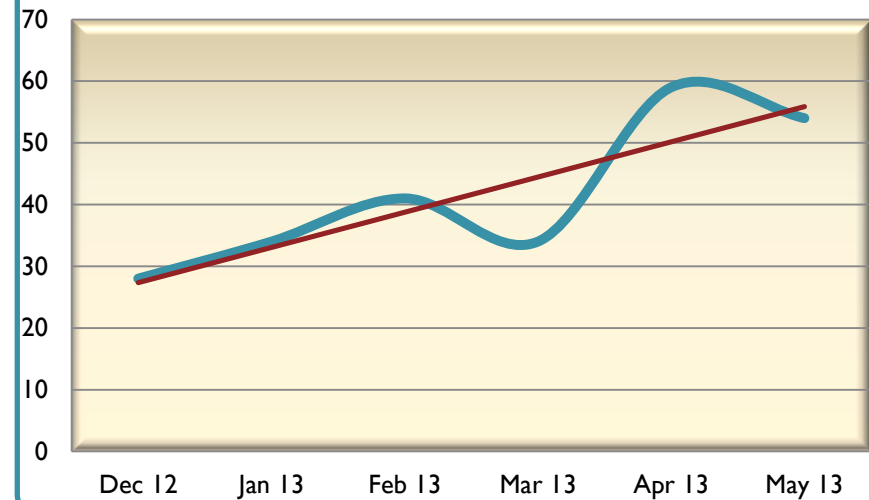
Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

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.

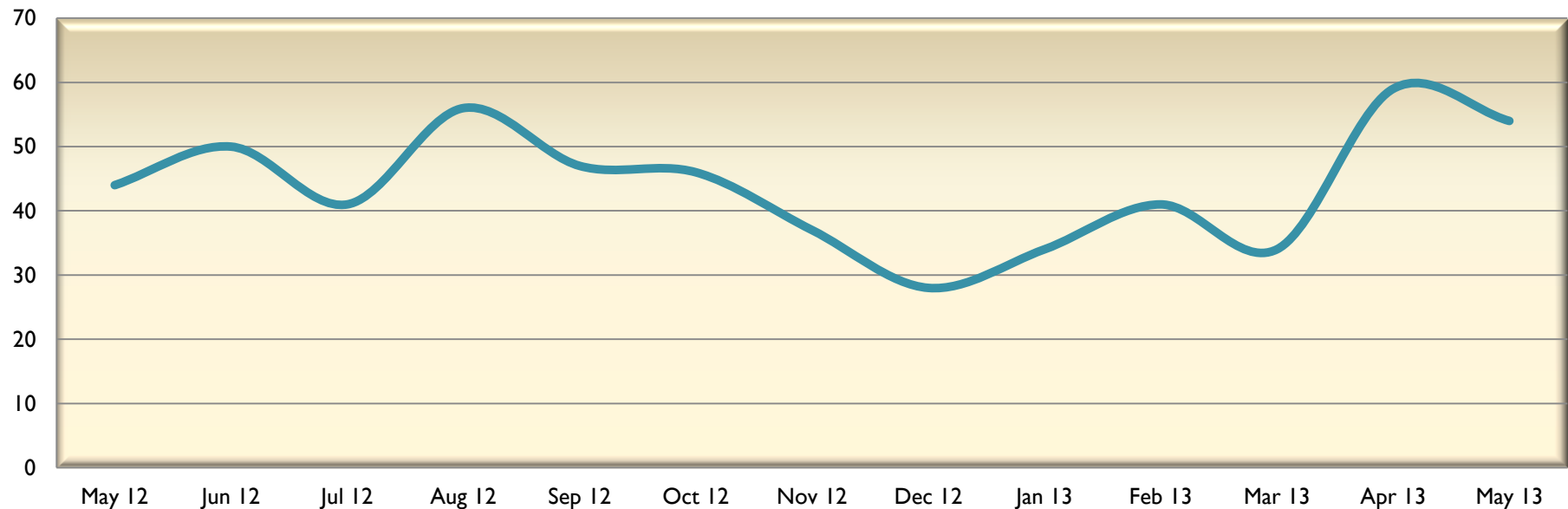
## Pending Sales

Area	May 12	May 13	Change
NW Grants Pass	10	10	0.0%
NE Grants Pass	6	5	-16.7%
SW Grants Pass	7	11	57.1%
SE Grants Pass	4	3	-25.0%
UGB Redwood	6	10	66.7%
Fruitdale	2	3	50.0%
UGB Fruitdale	8	8	0.0%
UGB Williams Hwy	0	2	N/A
Cave Junction	1	2	100.0%
<b>COUNTY TOTALS</b>	<b>44</b>	<b>54</b>	<b>22.7%</b>

### Six Month Trend



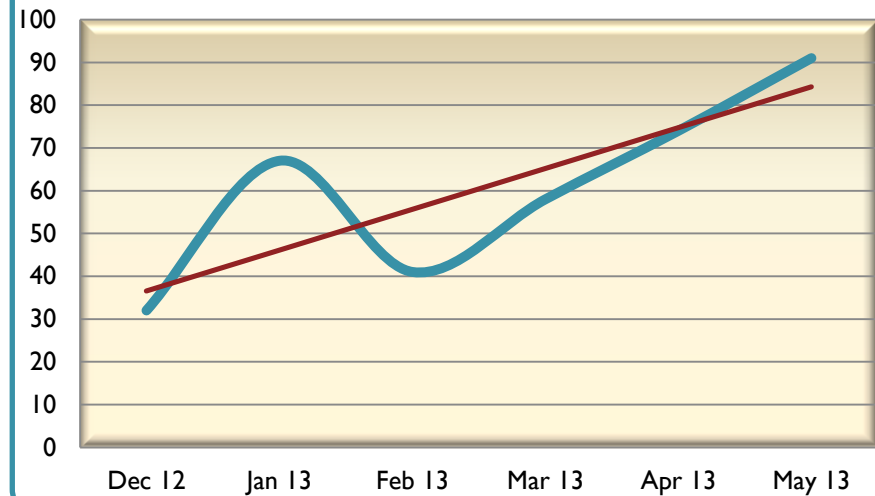
### Yearly Snapshot: Pending Sales



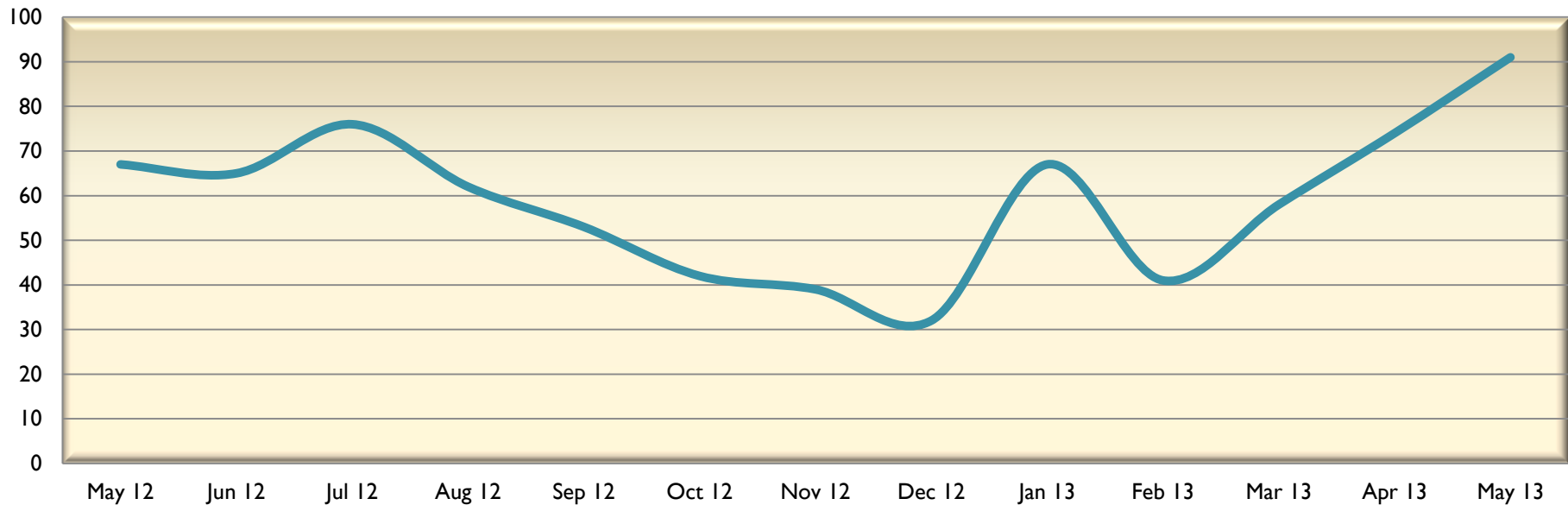
## New Listings

Area	May 12	May 13	Change
NW Grants Pass	12	18	50.0%
NE Grants Pass	5	15	200.0%
SW Grants Pass	16	15	-6.3%
SE Grants Pass	7	11	57.1%
UGB Redwood	7	15	114.3%
Fruitdale	5	5	0.0%
UGB Fruitdale	5	6	20.0%
UGB Williams Hwy	3	3	0.0%
Cave Junction	7	3	-57.1%
<b>COUNTY TOTALS</b>	<b>67</b>	<b>91</b>	<b>35.8%</b>

### Six Month Trend

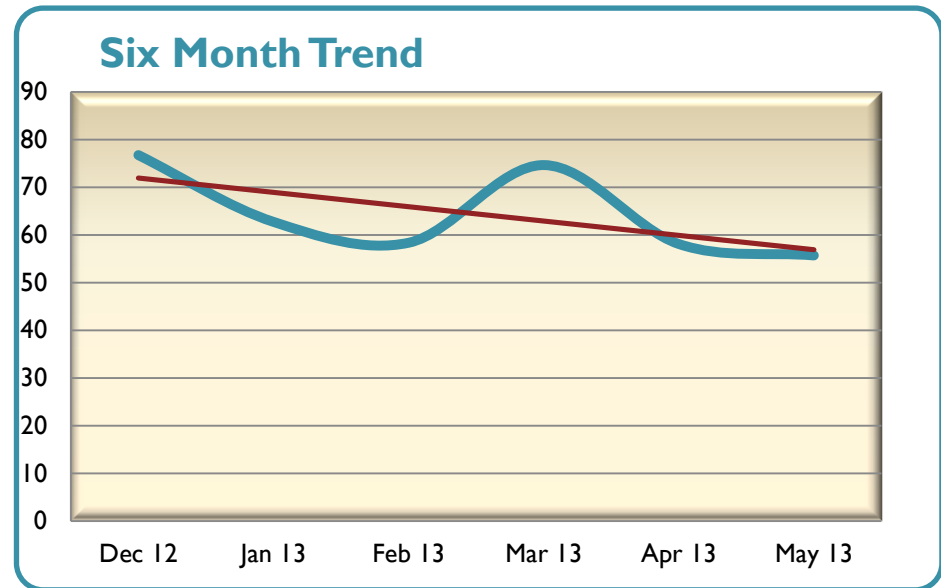


### Yearly Snapshot: New Listings

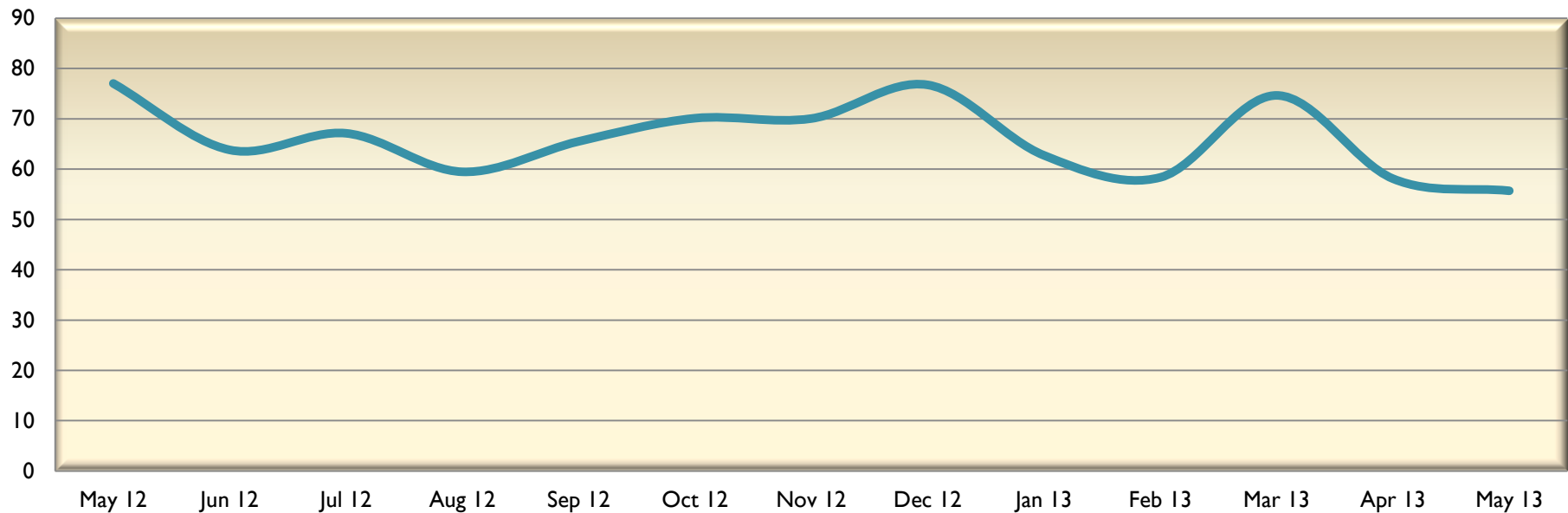


## Average Days on Market

Area	May 12	May 13	Change
NW Grants Pass	39	87	121.1%
NE Grants Pass	87	77	-11.5%
SW Grants Pass	78	41	-47.0%
SE Grants Pass	91	85	-6.1%
UGB Redwood	71	61	-15.0%
Fruitdale	126	74	-41.4%
UGB Fruitdale	158	1	-99.4%
UGB Williams Hwy	77	78	2.2%
Cave Junction	N/A	N/A	N/A
<b>COUNTY TOTALS</b>	<b>77</b>	<b>56</b>	<b>-27.7%</b>

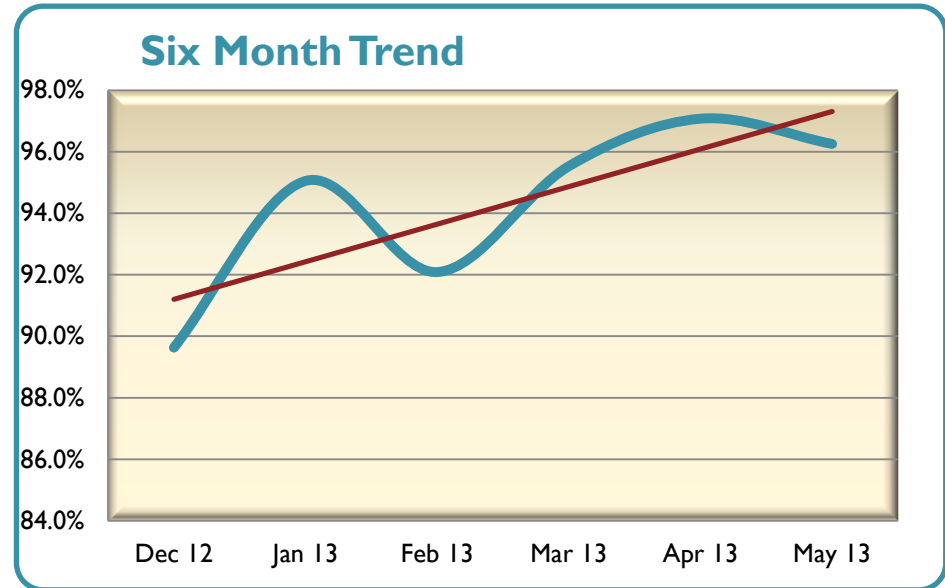


## Yearly Snapshot: Average Days on Market

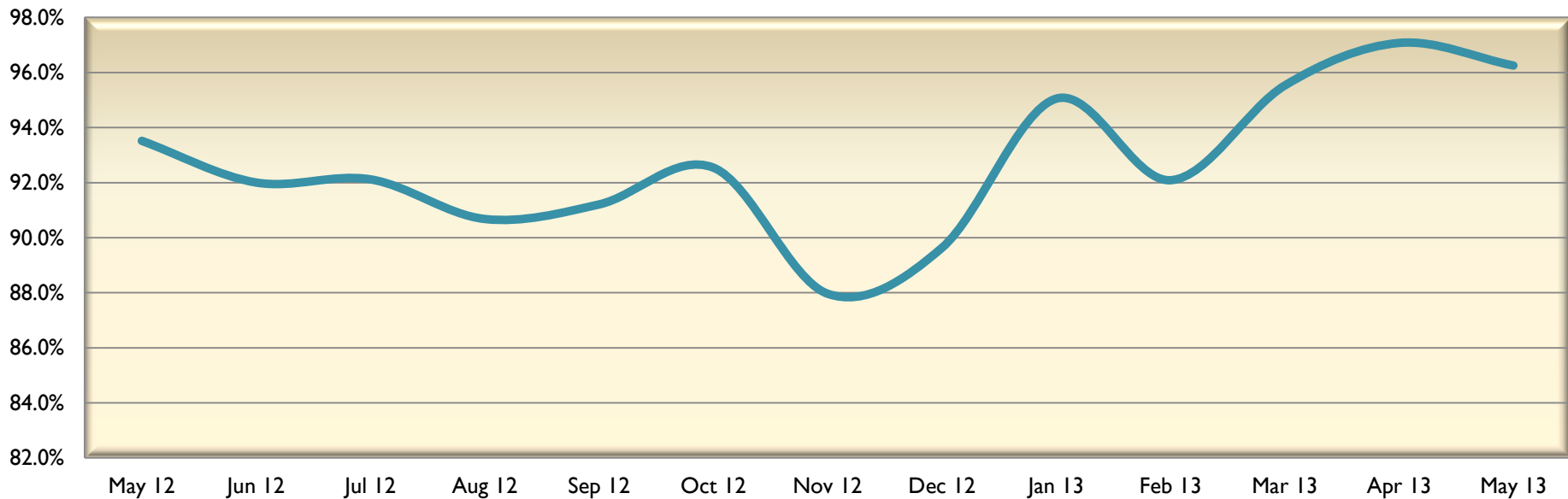


## Original List Price vs Selling Price

Area	May 12	May 13	Change
NW Grants Pass	96.5%	98.4%	1.9%
NE Grants Pass	92.3%	95.0%	2.9%
SW Grants Pass	95.8%	95.7%	-0.1%
SE Grants Pass	91.8%	87.1%	-5.1%
UGB Redwood	95.8%	96.1%	0.3%
Fruitdale	91.3%	89.1%	-2.4%
UGB Fruitdale	93.1%	140.5%	50.9%
UGB Williams Hwy	92.8%	97.1%	4.6%
Cave Junction	N/A	N/A	N/A
<b>COUNTY TOTALS</b>	<b>93.5%</b>	<b>96.3%</b>	<b>2.9%</b>

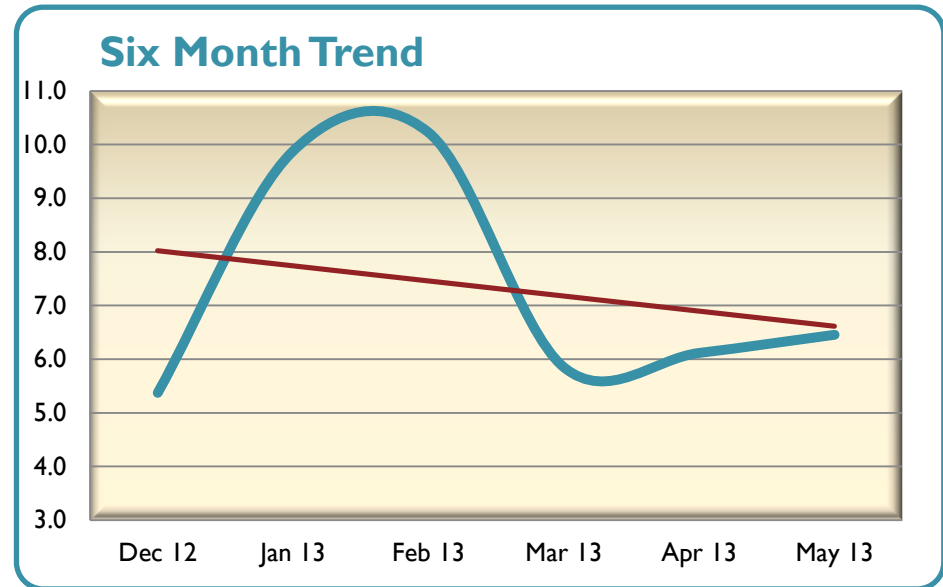


## Yearly Snapshot: Original List Price vs Selling Price

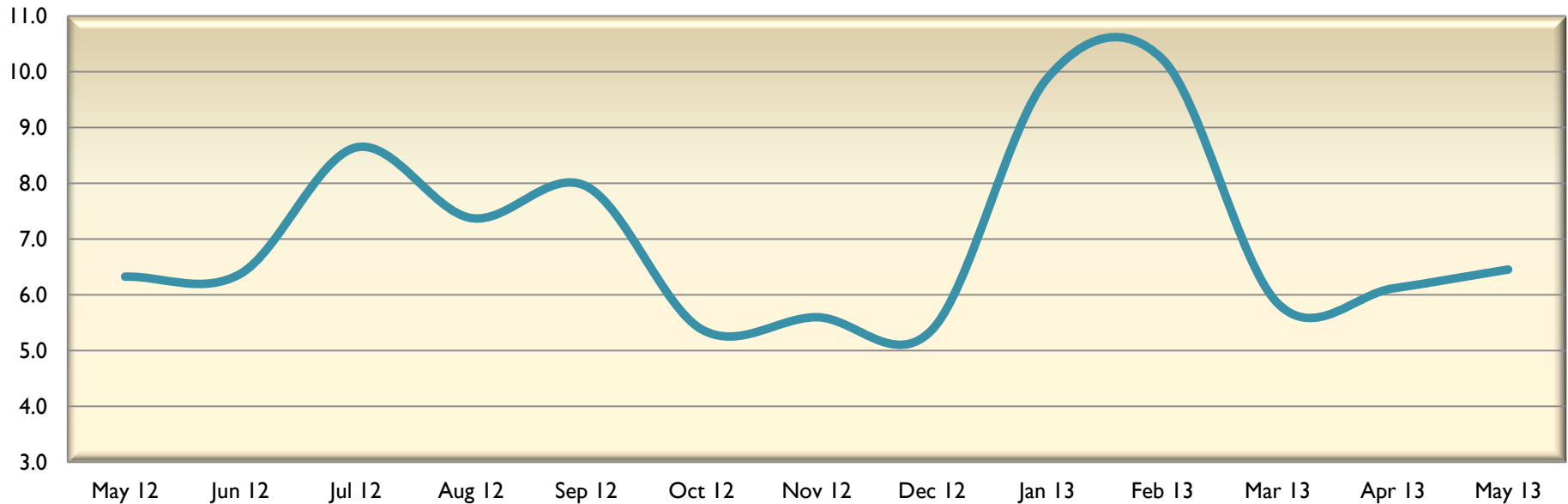


## Available Homes per Buyer

Area	May 12	May 13	Change
NW Grants Pass	12.4	6.1	-50.7%
NE Grants Pass	6.9	5.1	-25.0%
SW Grants Pass	8.5	6.3	-26.5%
SE Grants Pass	3.0	29.0	866.7%
UGB Redwood	4.9	3.0	-38.5%
Fruitdale	4.3	8.0	88.2%
UGB Fruitdale	7.2	28.0	290.7%
UGB Williams Hwy	2.4	3.5	45.8%
Cave Junction	N/A	N/A	N/A
<b>COUNTY TOTALS</b>	<b>6.3</b>	<b>6.5</b>	<b>2.0%</b>

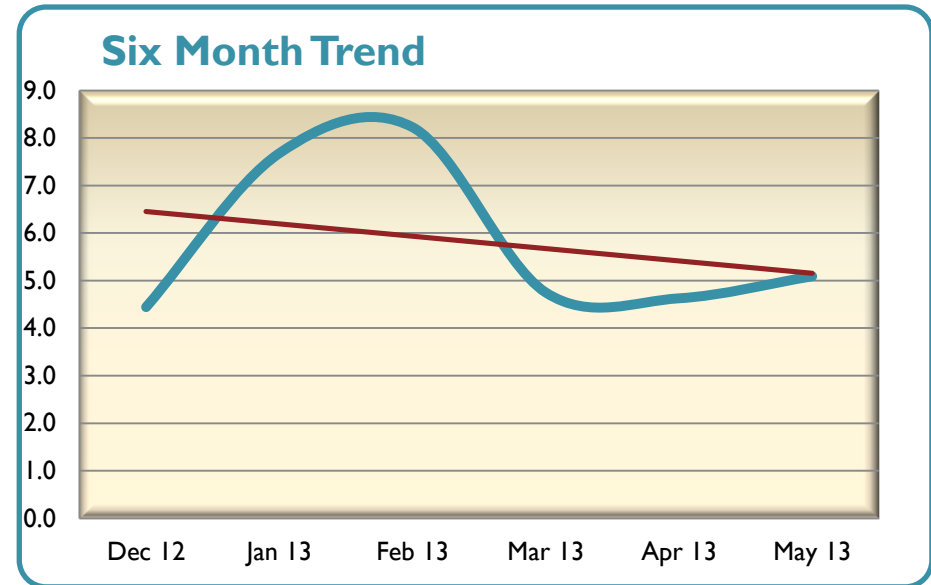


## Yearly Snapshot: Available Homes per Buyer

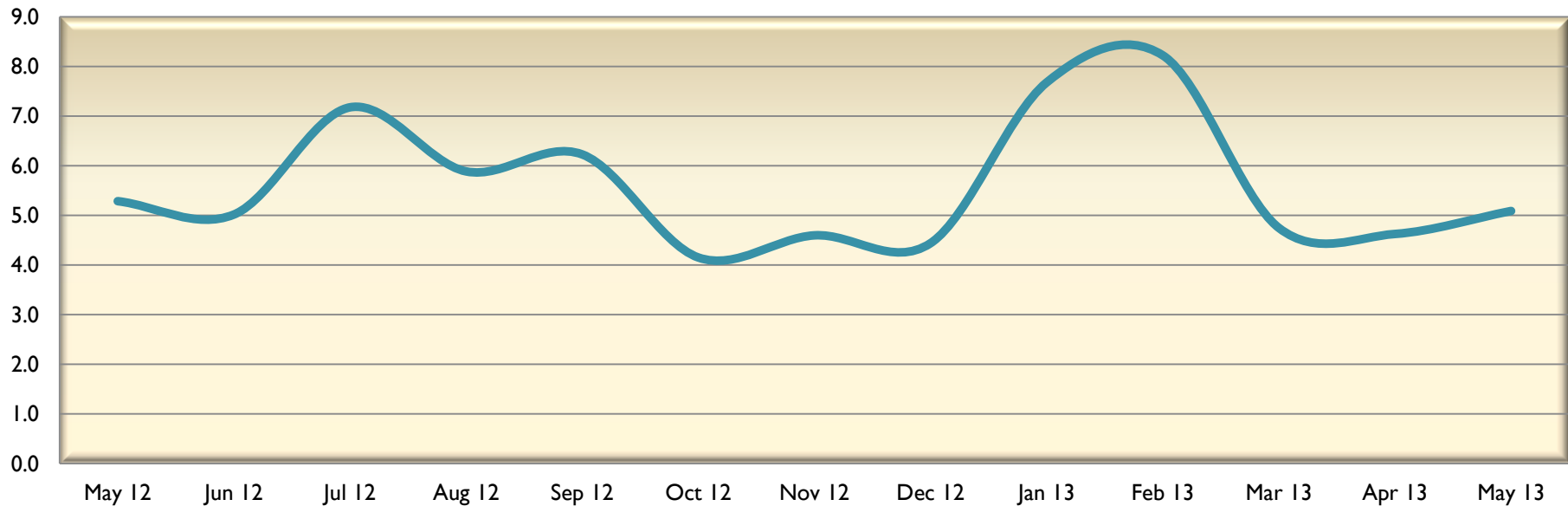


## Months Supply of Inventory

Area	May 12	May 13	Change
NW Grants Pass	9.8	4.9	-50.1%
NE Grants Pass	5.9	4.4	-24.4%
SW Grants Pass	7.3	4.6	-36.9%
SE Grants Pass	2.5	26.0	921.4%
UGB Redwood	3.6	2.1	-42.5%
Fruitdale	3.8	6.5	73.3%
UGB Fruitdale	5.8	19.0	225.7%
UGB Williams Hwy	2.4	3.0	25.0%
Cave Junction	N/A	N/A	N/A
<b>COUNTY TOTALS</b>	<b>5.3</b>	<b>5.1</b>	<b>-3.7%</b>



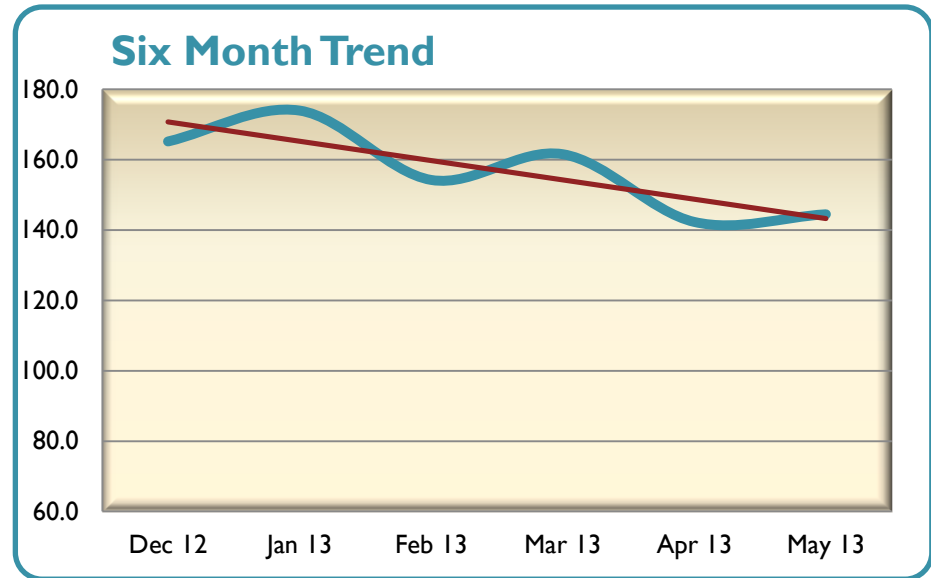
## Yearly Snapshot: Months Supply of Inventory



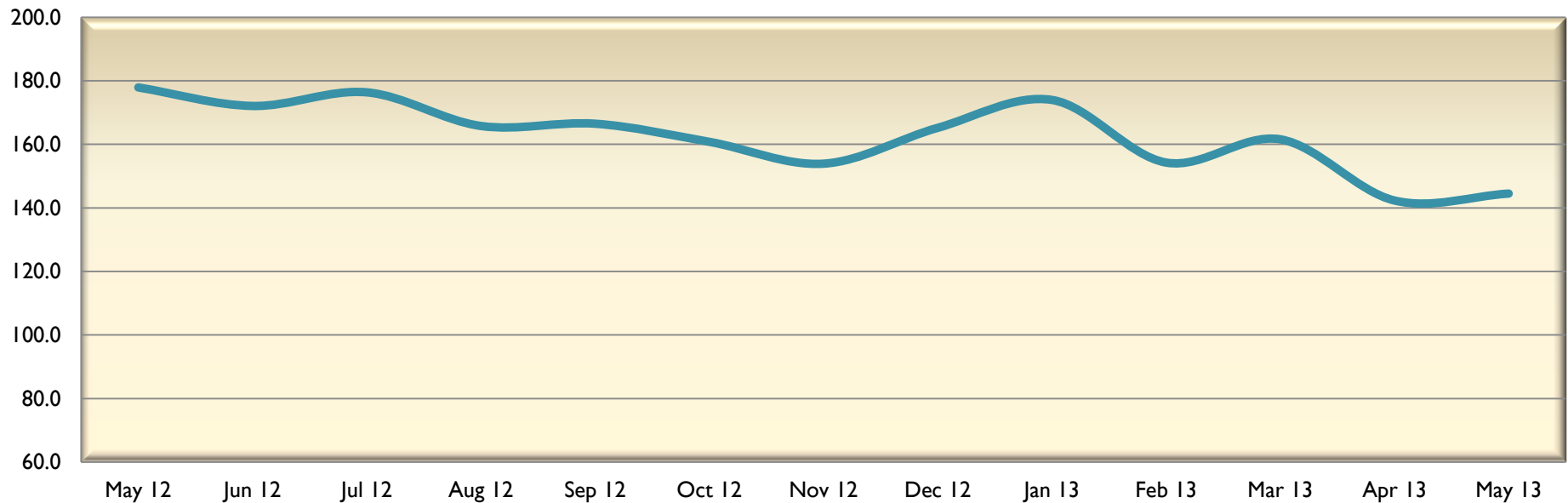
# Housing Affordability Index

Josephine County	May 12	May 13	Change
	177.9	144.5	-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	May 12	May 13	Change
	7380	6688	-9.4%

