

Jackson County Residential Market Trends

July 2013

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 **New Listings**3

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.

 **Average Days on Market**4

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.

 **Original List Price vs Selling Price**5

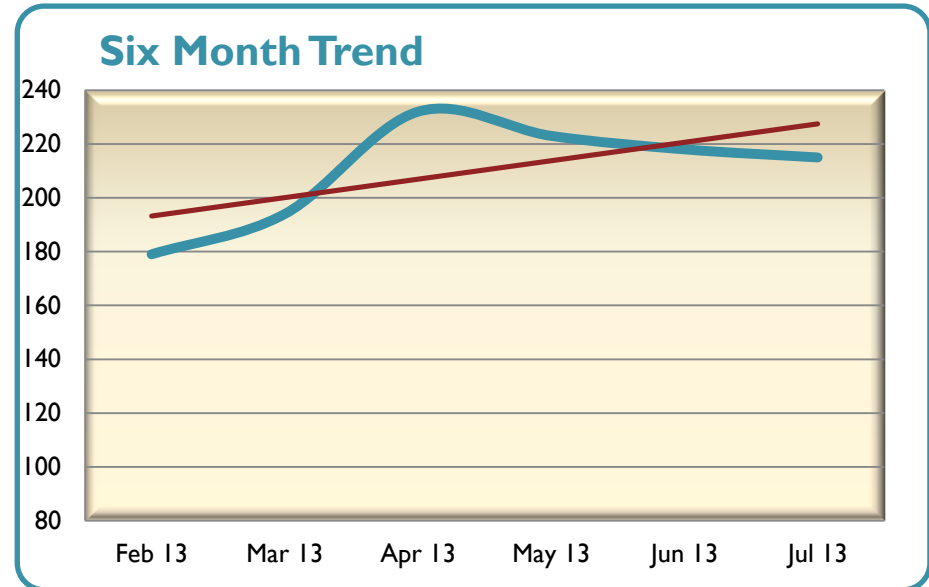
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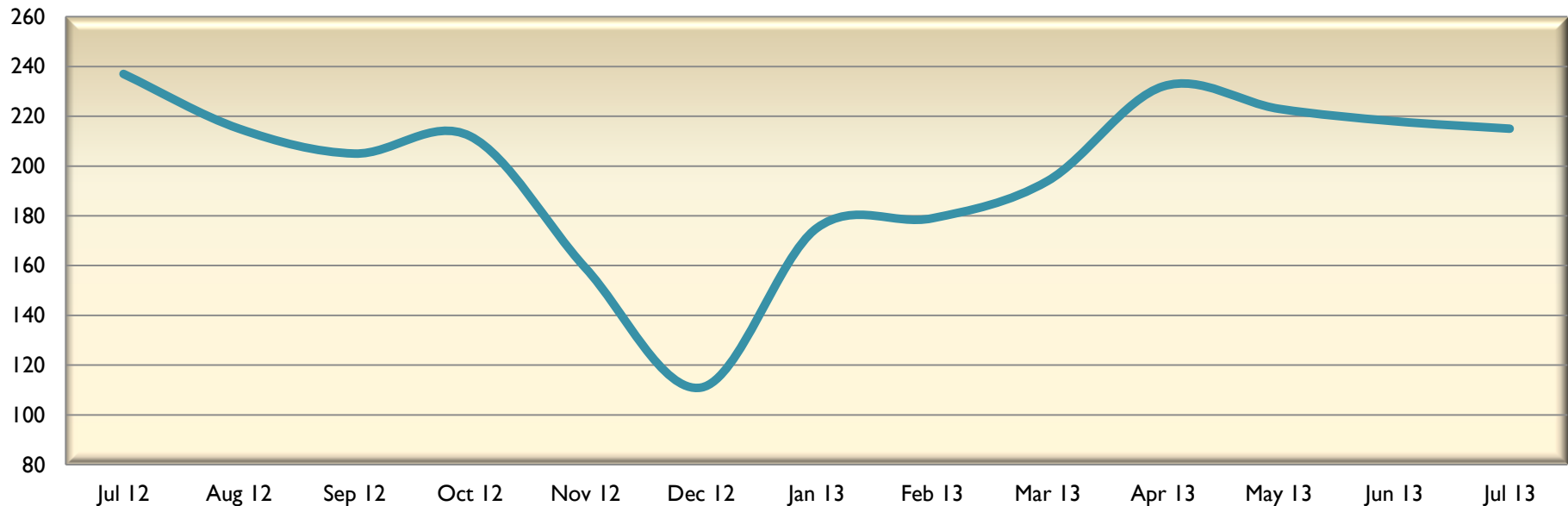
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Pending Sales

Area	Jul 12	Jul 13	Change
Ashland	31	34	9.7%
Talent	7	6	-14.3%
Phoenix	7	6	-14.3%
Jacksonville	10	9	-10.0%
West Medford	37	37	0.0%
East Medford	69	60	-13.0%
Central Point	39	24	-38.5%
White City	13	12	-7.7%
Eagle Point	15	20	33.3%
Shady Cove / Trail	4	5	25.0%
Gold Hill & Rogue River	5	2	-60.0%
COUNTY TOTALS	237	215	-9.3%

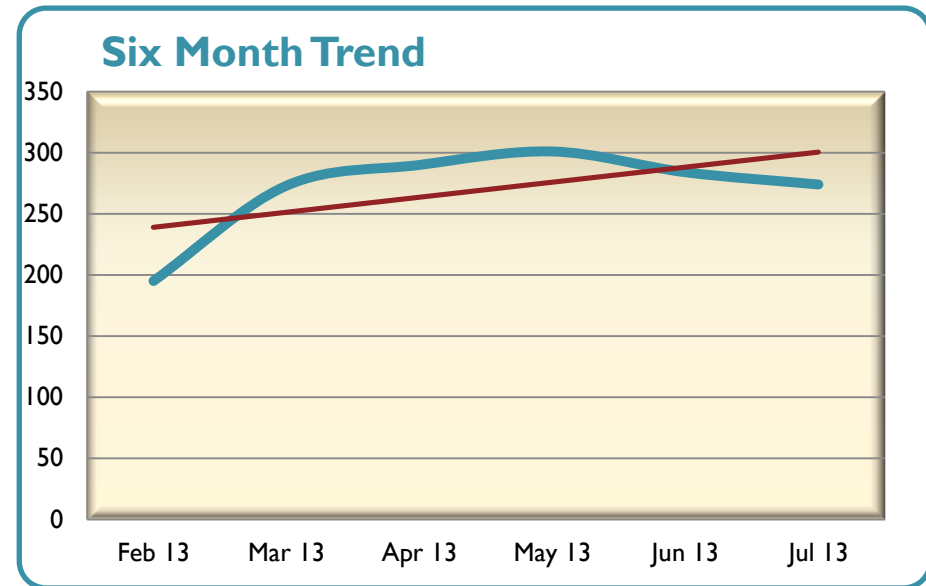


Yearly Snapshot: Pending Sales

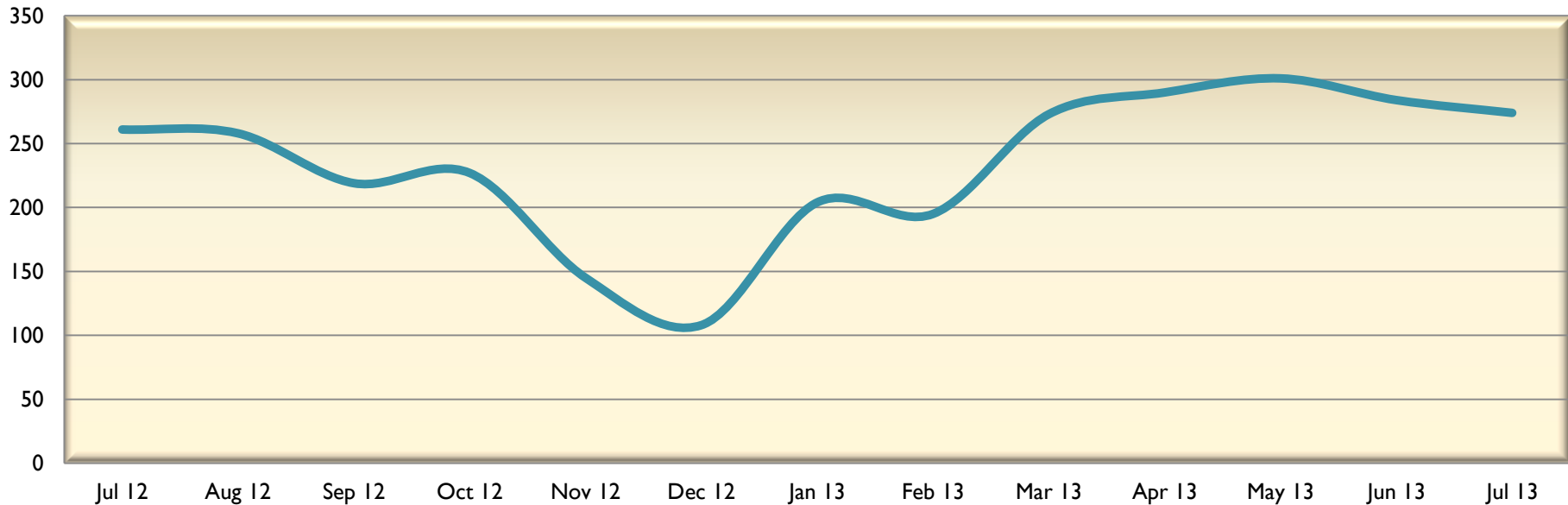


New Listings

Area	Jul 12	Jul 13	Change
Ashland	49	50	2.0%
Talent	7	10	42.9%
Phoenix	7	12	71.4%
Jacksonville	11	10	-9.1%
West Medford	32	44	37.5%
East Medford	75	72	-4.0%
Central Point	30	30	0.0%
White City	17	14	-17.6%
Eagle Point	16	21	31.3%
Shady Cove / Trail	10	8	-20.0%
Gold Hill & Rogue River	7	3	-57.1%
COUNTY TOTALS	261	274	5.0%

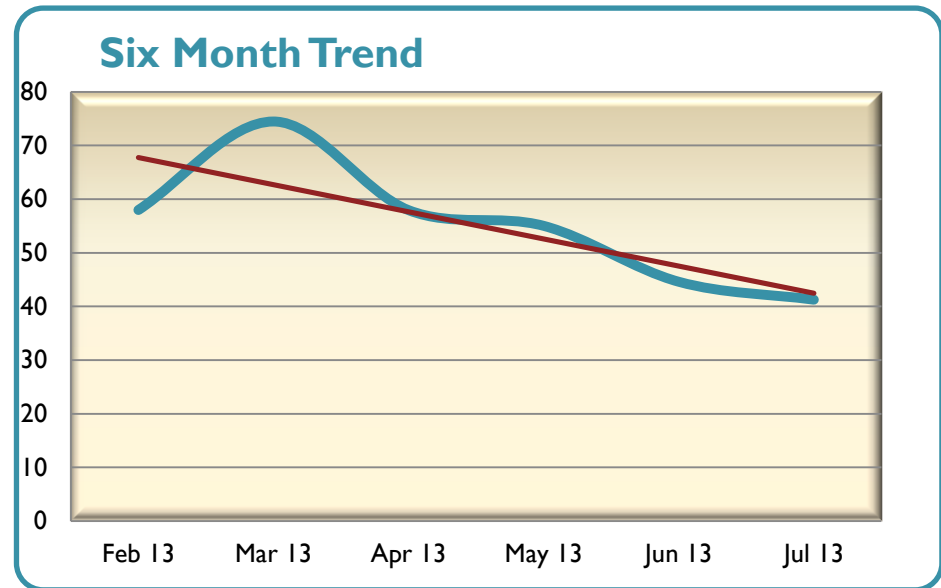


Yearly Snapshot: New Listings

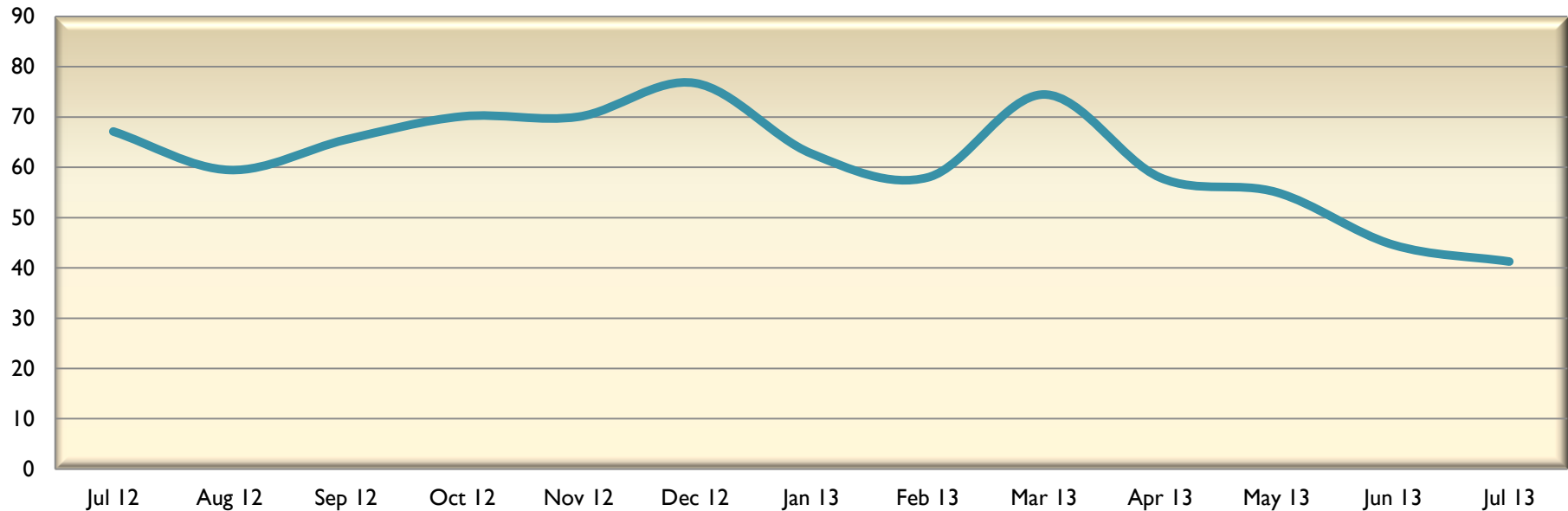


Average Days on Market

Area	Jul 12	Jul 13	Change
Ashland	86	30	-65.3%
Talent	30	24	-20.8%
Phoenix	31	11	-63.2%
Jacksonville	25	119	387.5%
West Medford	43	28	-34.6%
East Medford	75	64	-14.1%
Central Point	48	33	-30.8%
White City	75	23	-69.3%
Eagle Point	64	37	-42.3%
Shady Cove / Trail	251	82	-67.5%
Gold Hill & Rogue River	82	50	-39.0%
COUNTY TOTALS	67	41	-38.5%

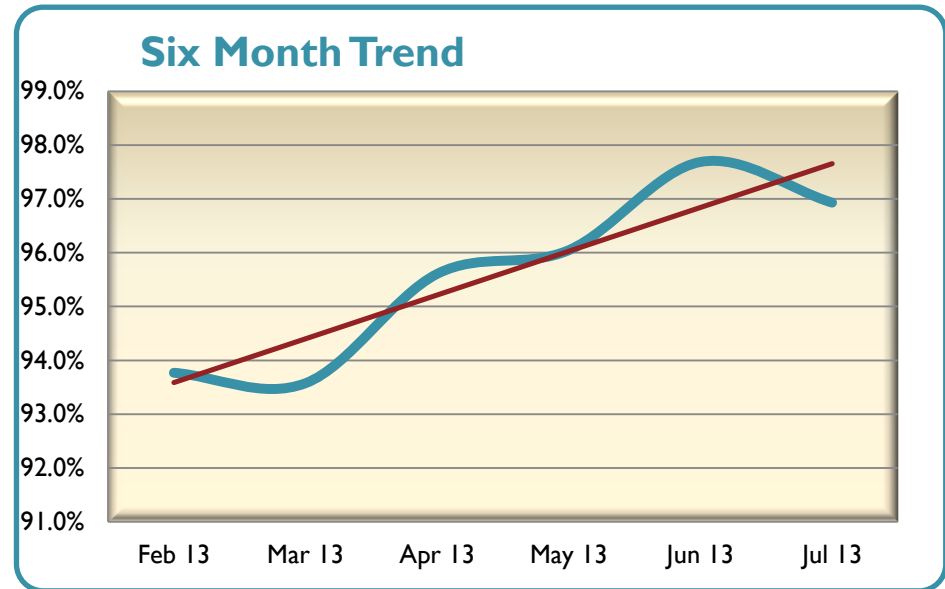


Yearly Snapshot: Average Days on Market

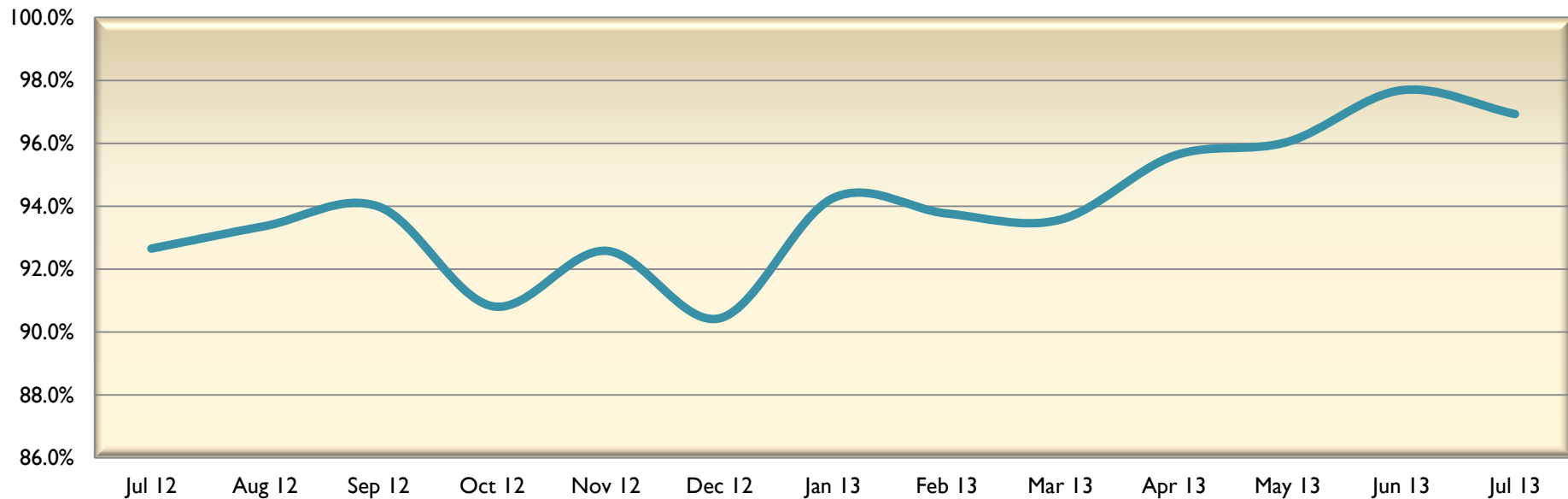


Original List Price vs Selling Price

Area	Jul 12	Jul 13	Change
Ashland	92.7%	97.5%	5.1%
Talent	94.0%	97.0%	3.1%
Phoenix	93.8%	99.2%	5.7%
Jacksonville	98.7%	92.0%	-6.8%
West Medford	95.9%	97.8%	2.0%
East Medford	92.3%	96.1%	4.1%
Central Point	93.7%	98.6%	5.2%
White City	96.3%	102.2%	6.2%
Eagle Point	91.0%	96.8%	6.4%
Shady Cove / Trail	65.8%	84.7%	28.6%
Gold Hill & Rogue River	79.4%	97.7%	23.0%
COUNTY TOTALS	92.7%	96.9%	4.6%

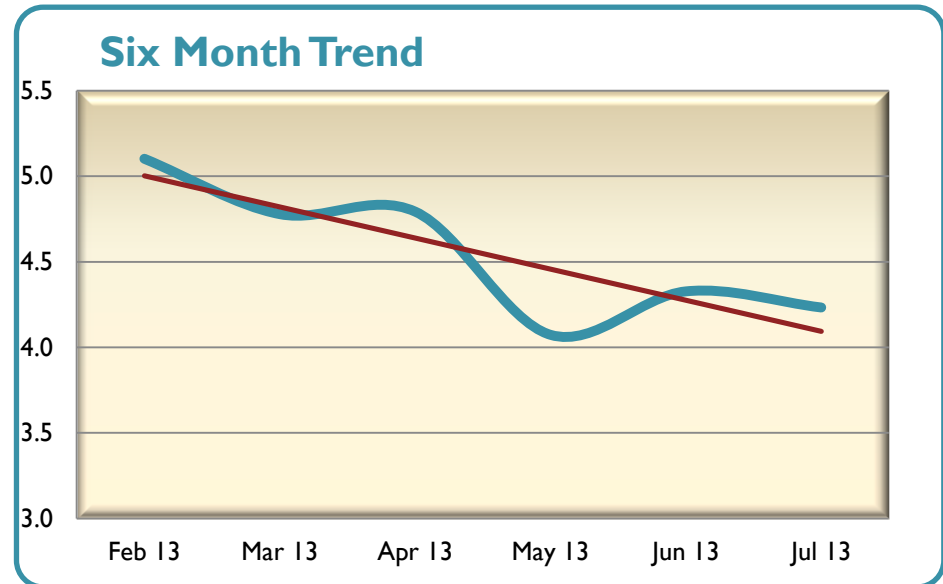


Yearly Snapshot: Original List Price vs Selling Price

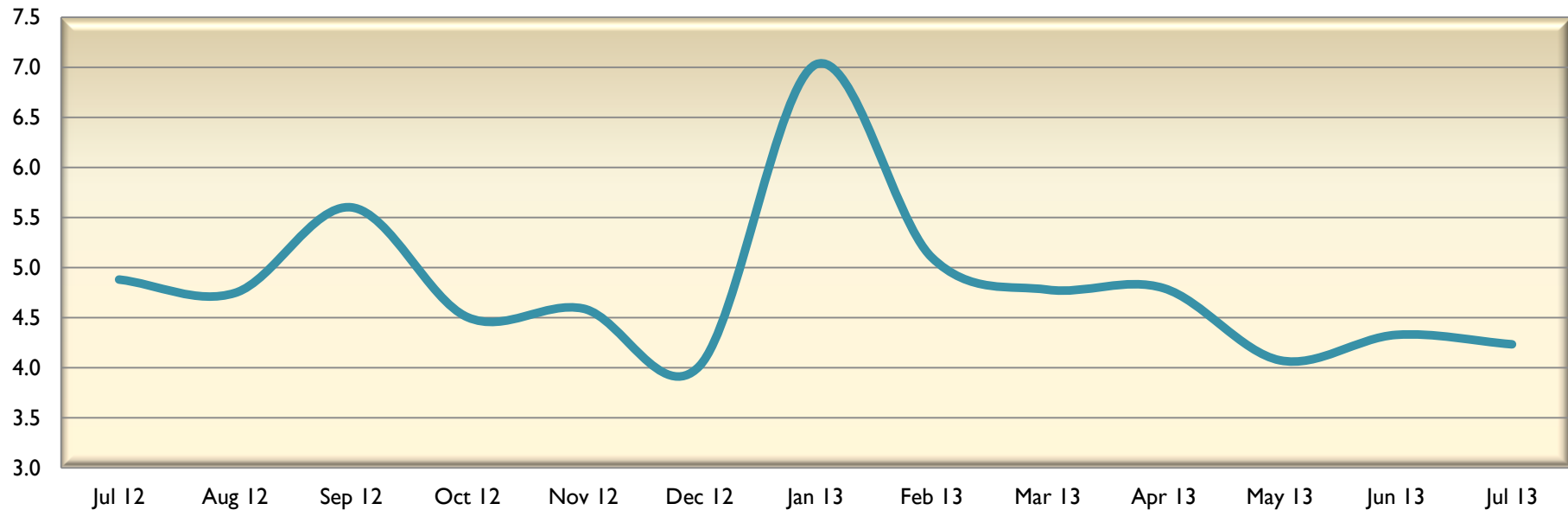


Available Homes per Buyer

Area	Jul 12	Jul 13	Change
Ashland	6.3	5.3	-16.4%
Talent	4.9	1.9	-60.9%
Phoenix	11.5	5.2	-54.8%
Jacksonville	9.7	5.4	-43.8%
West Medford	4.1	4.0	-3.9%
East Medford	4.2	4.2	-0.5%
Central Point	3.1	2.5	-21.2%
White City	4.7	4.3	-10.1%
Eagle Point	6.7	3.4	-48.8%
Shady Cove / Trail	22.0	26.0	18.2%
Gold Hill & Rogue River	4.2	8.0	90.5%
COUNTY TOTALS	4.9	4.2	-13.3%

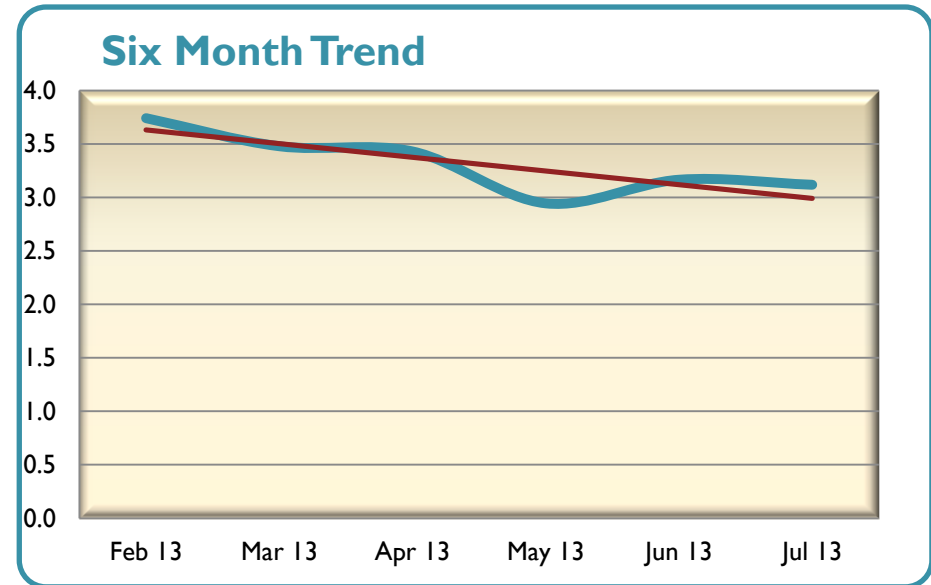


Yearly Snapshot: Available Homes per Buyer

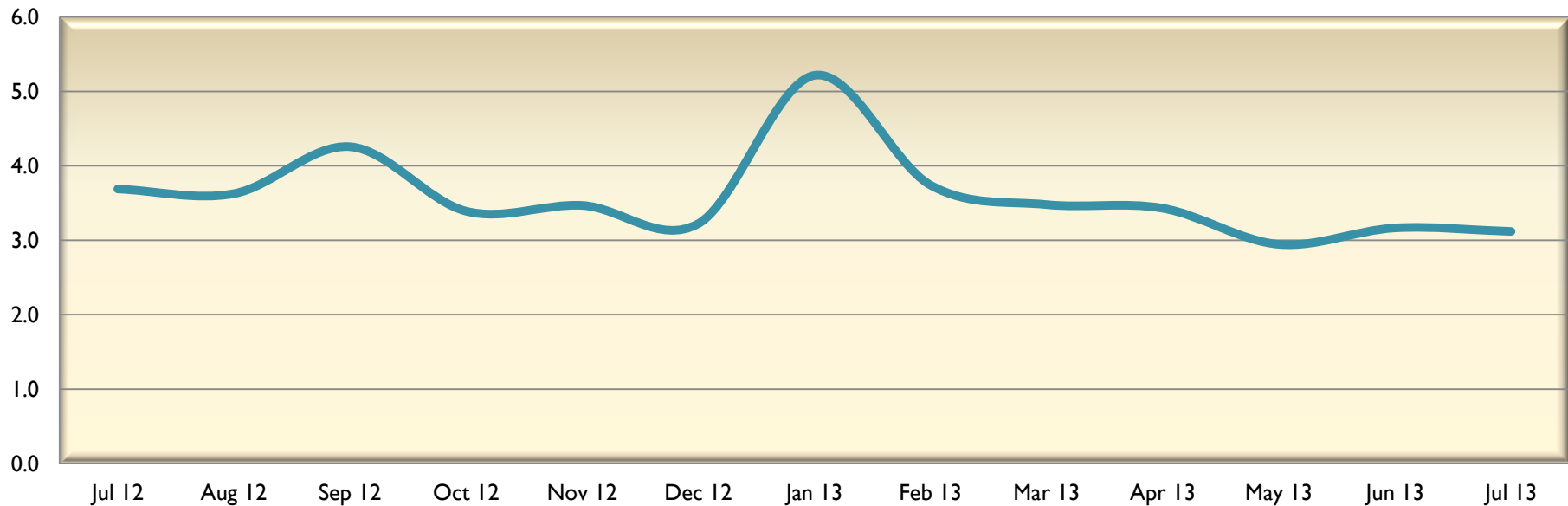


Months Supply of Inventory

Area	Jul 12	Jul 13	Change
Ashland	5.3	4.2	-20.5%
Talent	3.4	1.2	-65.0%
Phoenix	8.5	4.2	-50.6%
Jacksonville	7.8	4.3	-45.3%
West Medford	2.9	2.8	-5.2%
East Medford	3.1	3.1	-2.1%
Central Point	2.0	1.7	-15.1%
White City	3.4	2.4	-29.4%
Eagle Point	4.9	2.2	-55.9%
Shady Cove / Trail	20.0	21.0	5.0%
Gold Hill & Rogue River	3.6	7.5	108.3%
COUNTY TOTALS	3.7	3.1	-15.5%



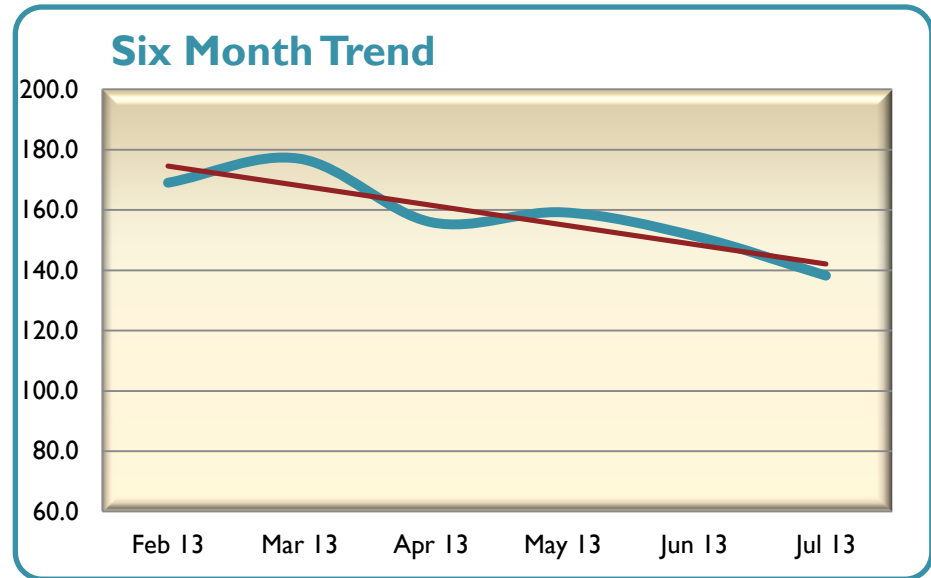
Yearly Snapshot: Months Supply of Inventory



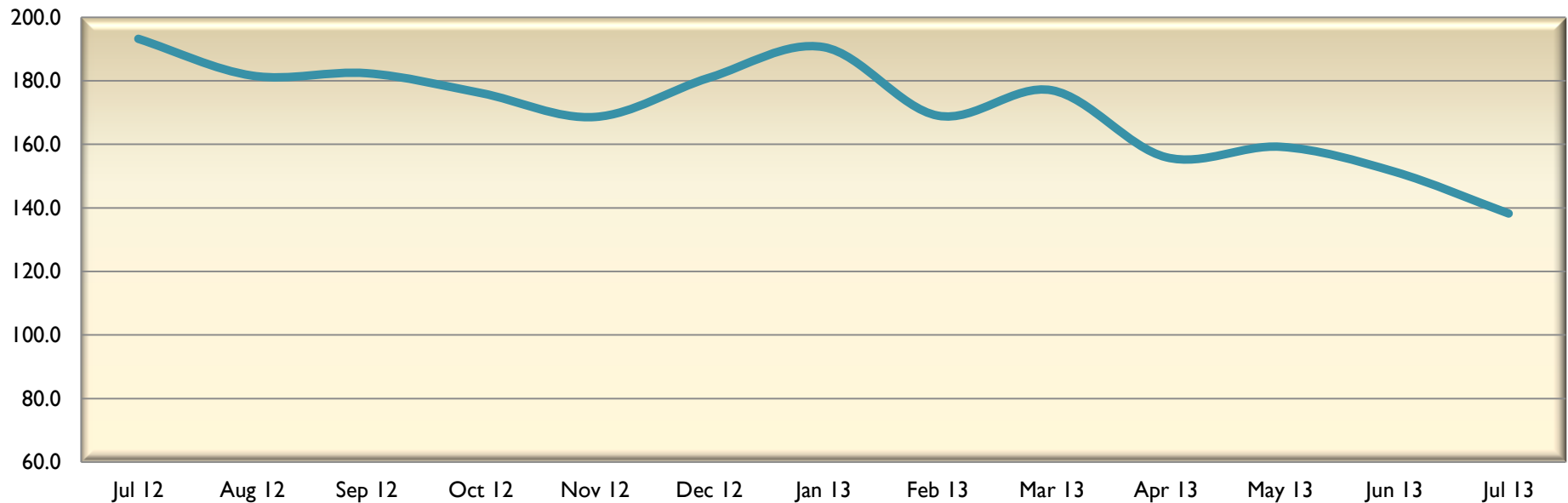
Housing Affordability Index

Jackson County	Jul 12	Jul 13	Change
	193.2	138.2	-28.5%

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	Jul 12	Jul 13	Change
	7084	6673	-5.8%

