

## Jackson County Residential Market Trends

December 2013

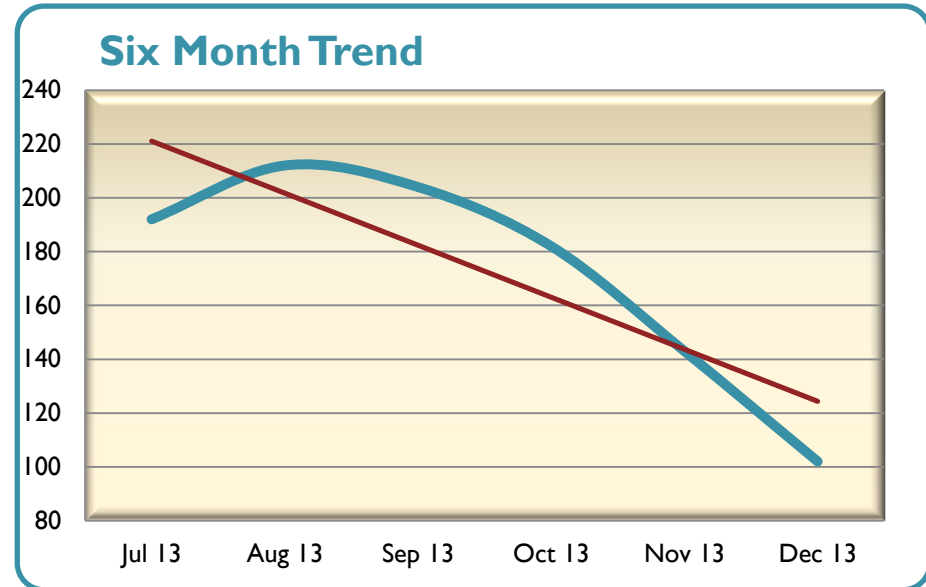
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

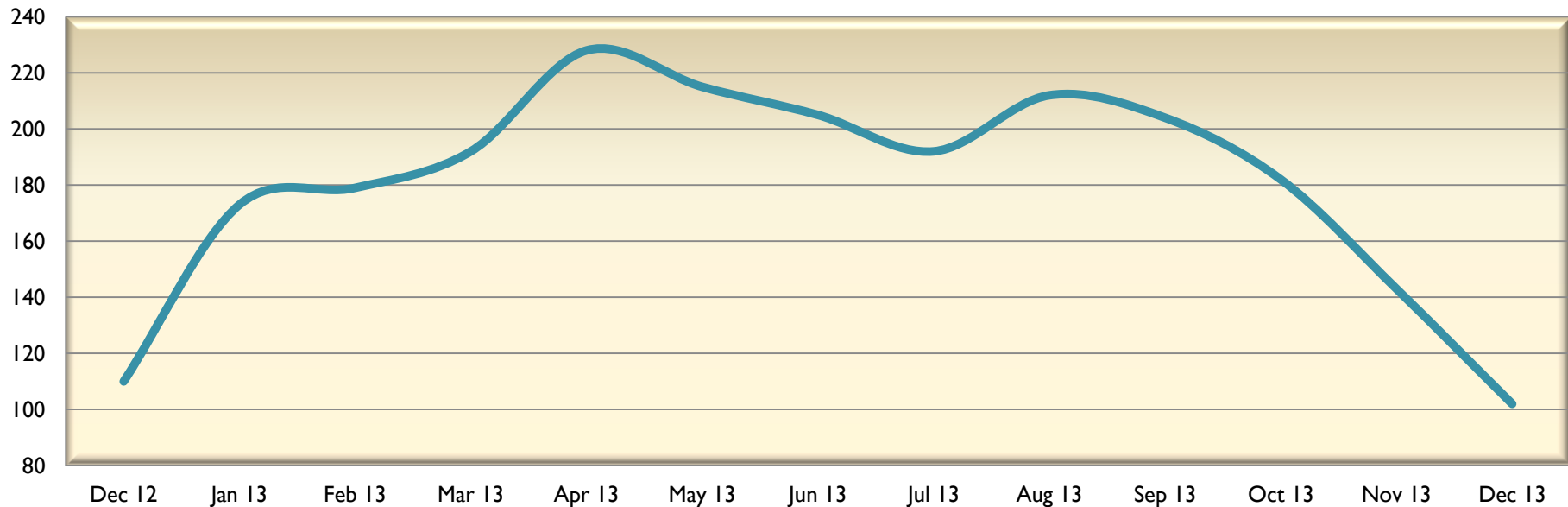
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

# Pending Sales

Area	Dec 12	Dec 13	Change
Ashland	13	17	30.8%
Talent	3	3	0.0%
Phoenix	1	0	-100.0%
Jacksonville	3	0	-100.0%
West Medford	23	23	0.0%
East Medford	34	22	-35.3%
Central Point	12	15	25.0%
White City	9	8	-11.1%
Eagle Point	7	10	42.9%
Shady Cove / Trail	1	2	100.0%
Gold Hill & Rogue River	4	2	-50.0%
<b>COUNTY TOTALS</b>	<b>110</b>	<b>102</b>	<b>-7.3%</b>

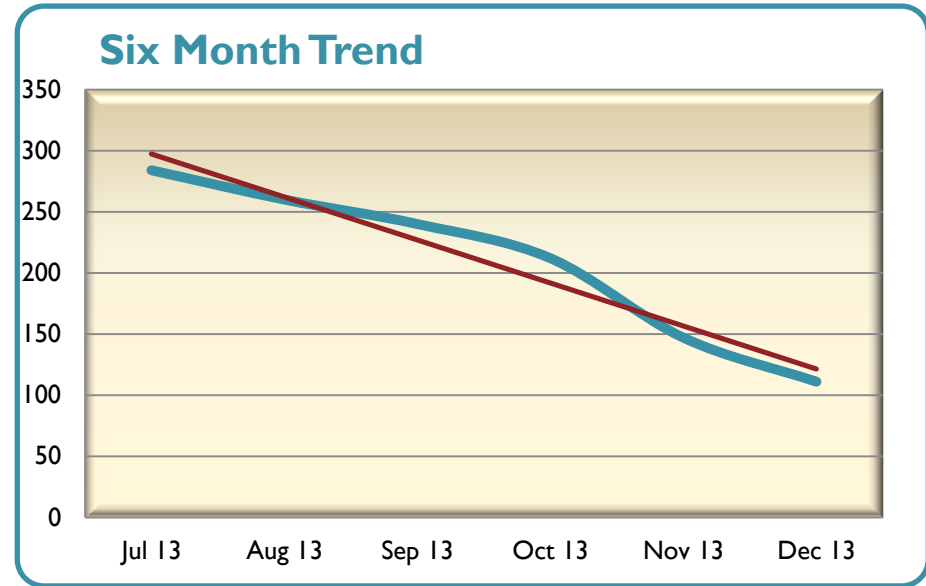


## Yearly Snapshot: Pending Sales

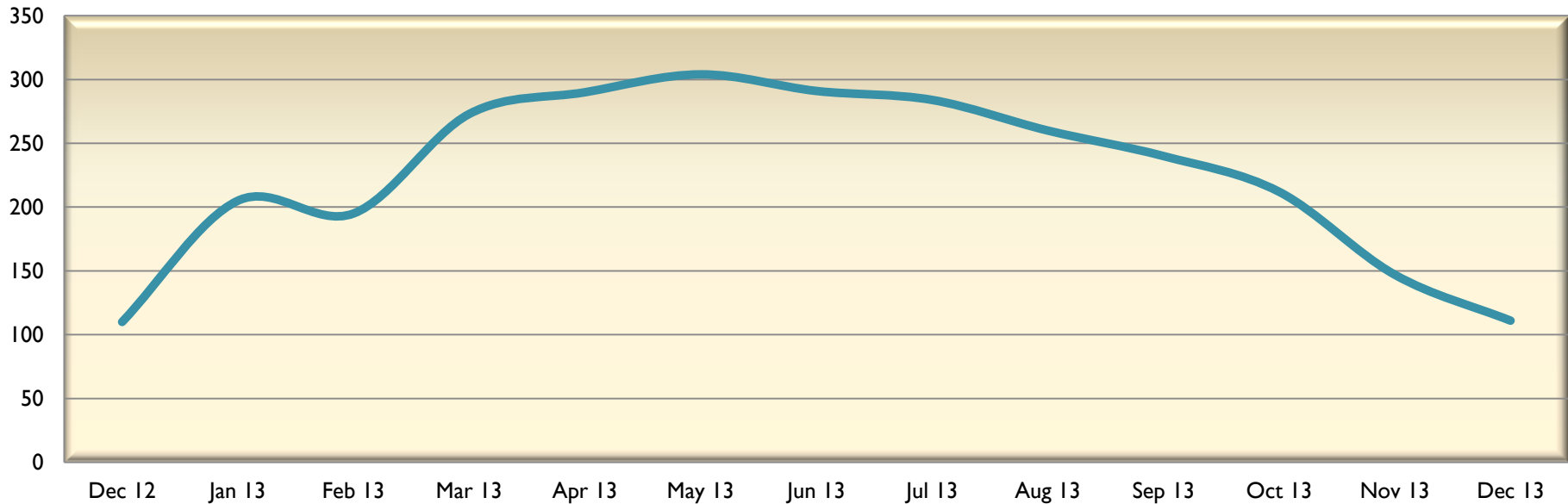


# New Listings

Area	Dec 12	Dec 13	Change
Ashland	17	12	-29.4%
Talent	3	2	-33.3%
Phoenix	4	1	-75.0%
Jacksonville	3	5	66.7%
West Medford	15	23	53.3%
East Medford	38	29	-23.7%
Central Point	14	16	14.3%
White City	3	7	133.3%
Eagle Point	6	11	83.3%
Shady Cove / Trail	5	1	-80.0%
Gold Hill & Rogue River	2	4	100.0%
<b>COUNTY TOTALS</b>	<b>110</b>	<b>111</b>	<b>0.9%</b>

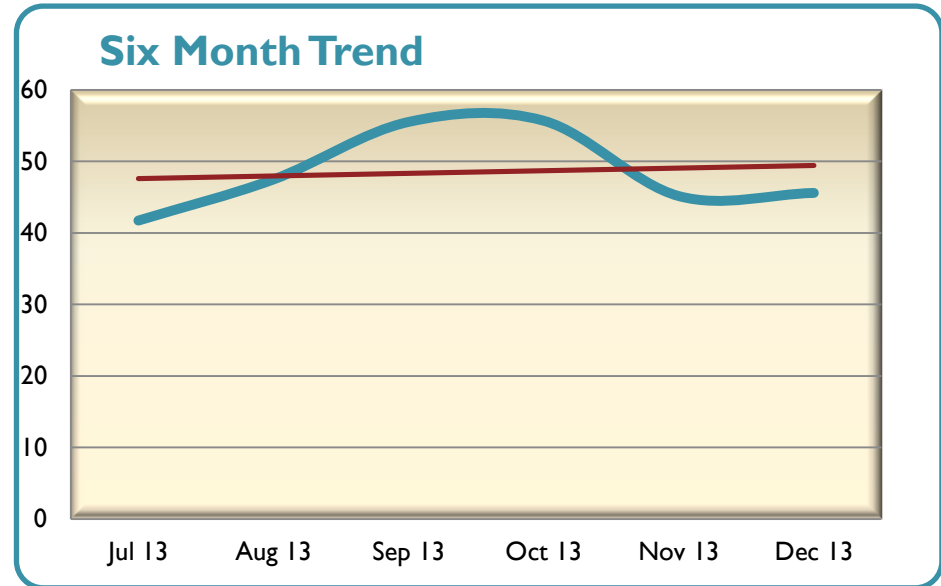


## Yearly Snapshot: New Listings

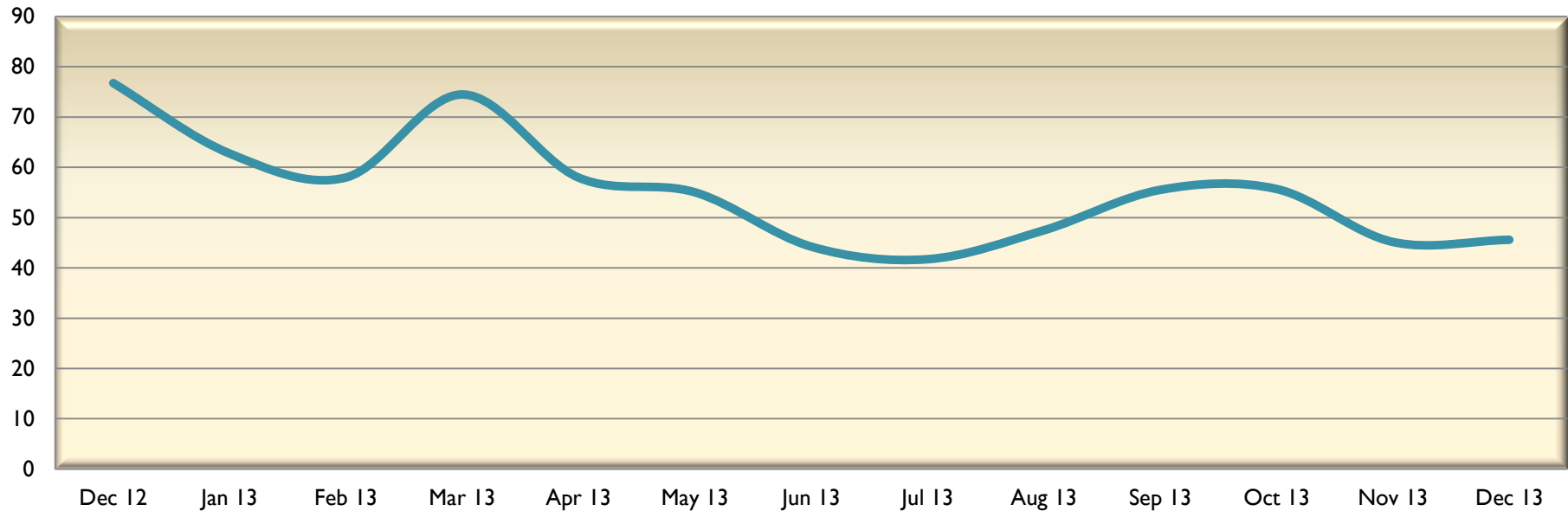


# Average Days on Market

Area	Dec 12	Dec 13	Change
Ashland	84	54	-36.5%
Talent	74	46	-38.9%
Phoenix	46	28	-39.9%
Jacksonville	280	54	-80.7%
West Medford	38	58	53.6%
East Medford	74	47	-36.8%
Central Point	28	42	47.5%
White City	94	38	-59.4%
Eagle Point	77	40	-48.0%
Shady Cove / Trail	165	111	-32.9%
Gold Hill & Rogue River	121	5	-95.9%
<b>COUNTY TOTALS</b>	<b>77</b>	<b>46</b>	<b>-40.6%</b>

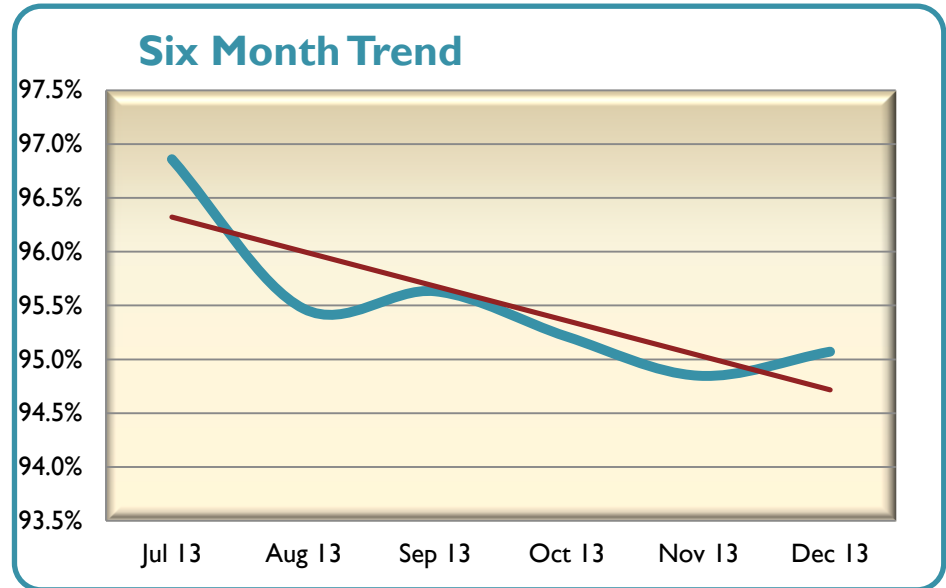


## Yearly Snapshot: Average Days on Market

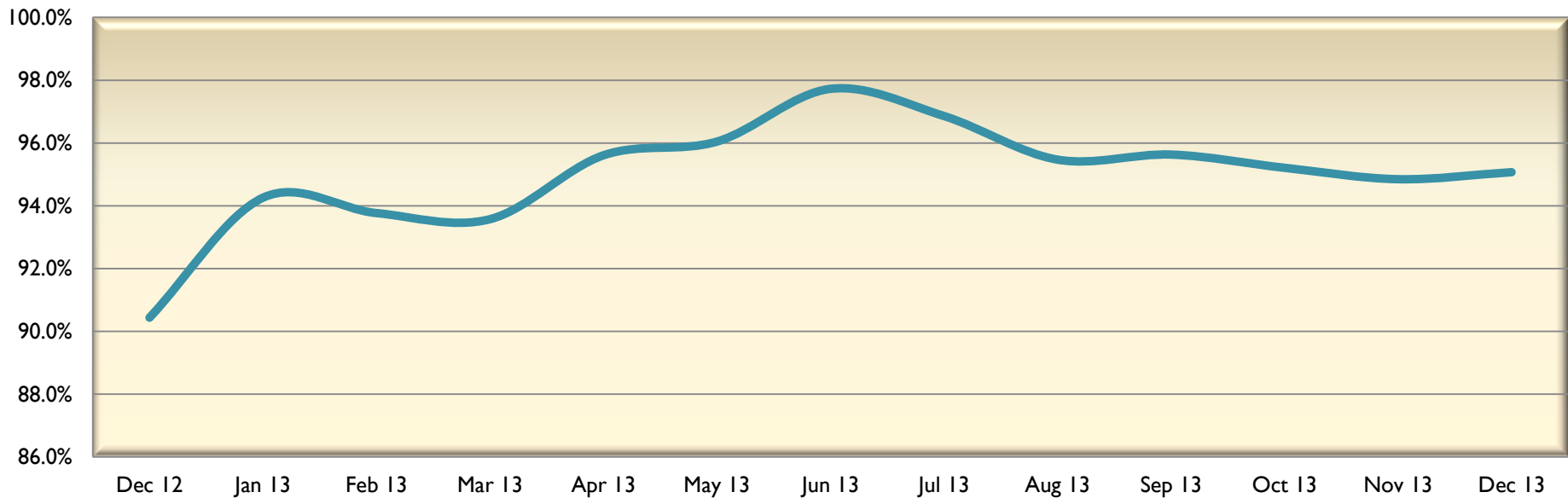


# Original List Price vs Selling Price

Area	Dec 12	Dec 13	Change
Ashland	87.0%	91.2%	4.9%
Talent	93.0%	99.1%	6.5%
Phoenix	94.1%	97.1%	3.2%
Jacksonville	82.0%	95.6%	16.6%
West Medford	95.3%	99.6%	4.6%
East Medford	91.6%	95.2%	3.9%
Central Point	96.8%	96.7%	0.0%
White City	96.5%	99.6%	3.2%
Eagle Point	90.2%	95.0%	5.3%
Shady Cove / Trail	78.3%	89.9%	14.9%
Gold Hill & Rogue River	85.6%	100.7%	17.7%
<b>COUNTY TOTALS</b>	<b>90.4%</b>	<b>95.1%</b>	<b>5.1%</b>

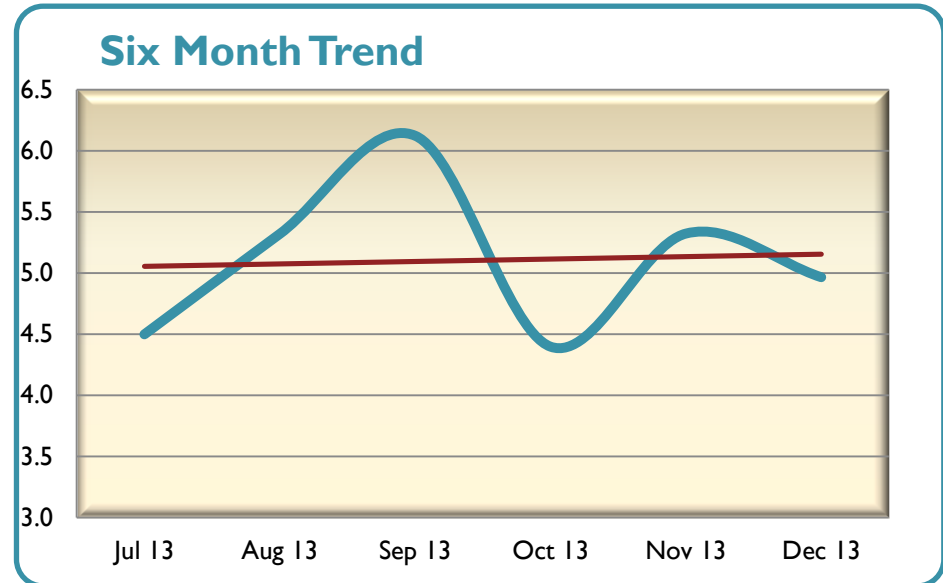


## Yearly Snapshot: Original List Price vs Selling Price

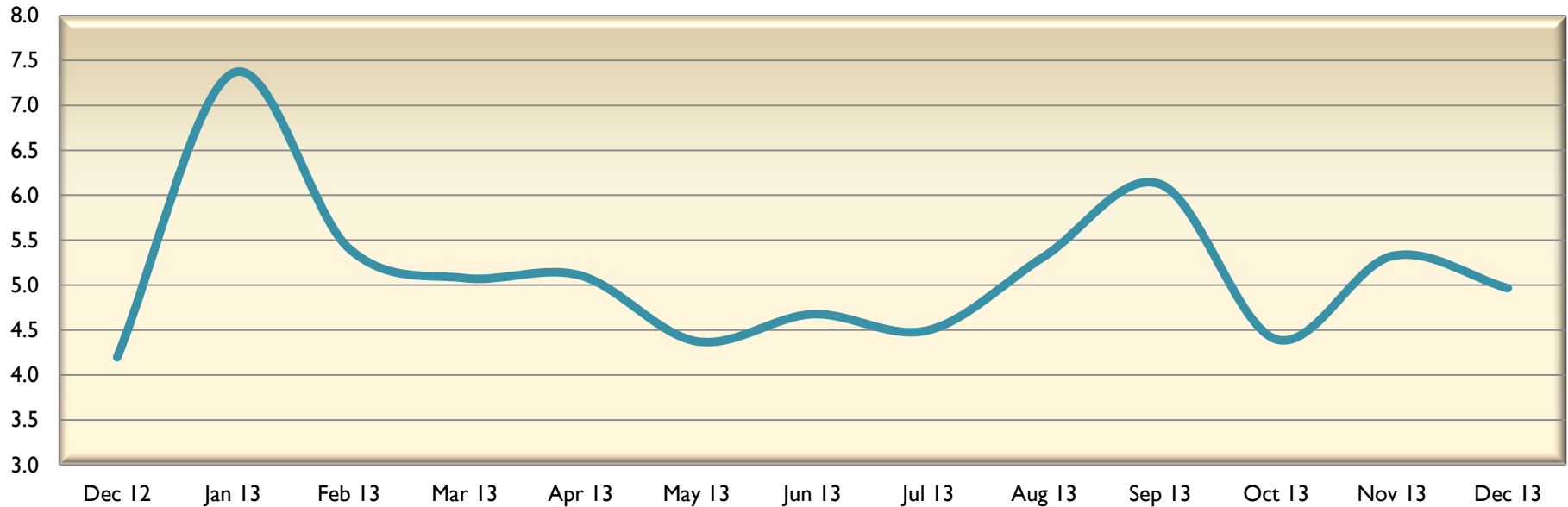


# Available Homes per Buyer

Area	Dec 12	Dec 13	Change
Ashland	8.2	6.1	-25.4%
Talent	4.4	4.3	-2.2%
Phoenix	3.8	2.8	-26.7%
Jacksonville	3.0	6.0	100.0%
West Medford	3.6	4.1	13.2%
East Medford	3.9	5.3	35.4%
Central Point	2.9	3.9	34.6%
White City	4.1	2.7	-34.2%
Eagle Point	3.4	5.8	68.5%
Shady Cove / Trail	19.5	6.3	-67.9%
Gold Hill & Rogue River	2.9	15.5	434.5%
<b>COUNTY TOTALS</b>	<b>4.2</b>	<b>5.0</b>	<b>18.3%</b>

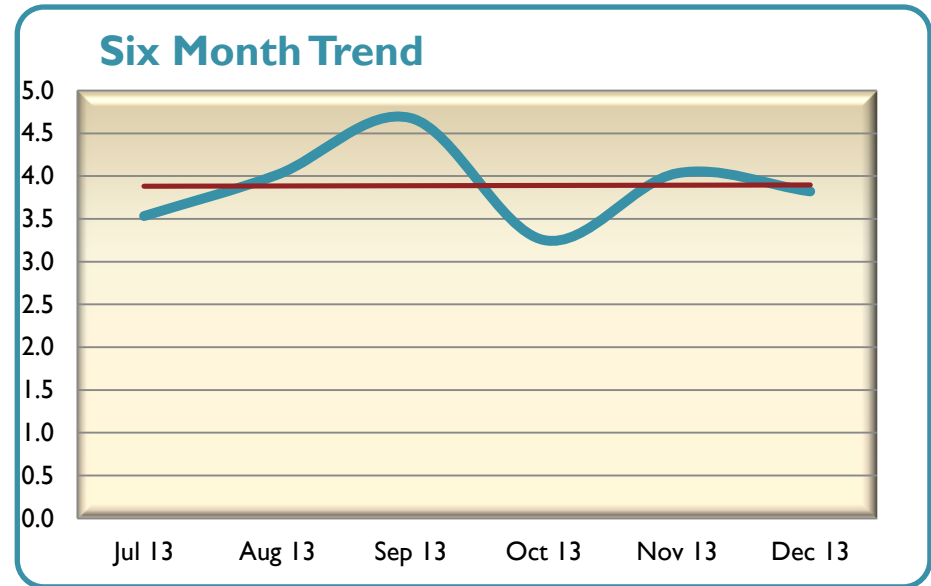


## Yearly Snapshot: Available Homes per Buyer

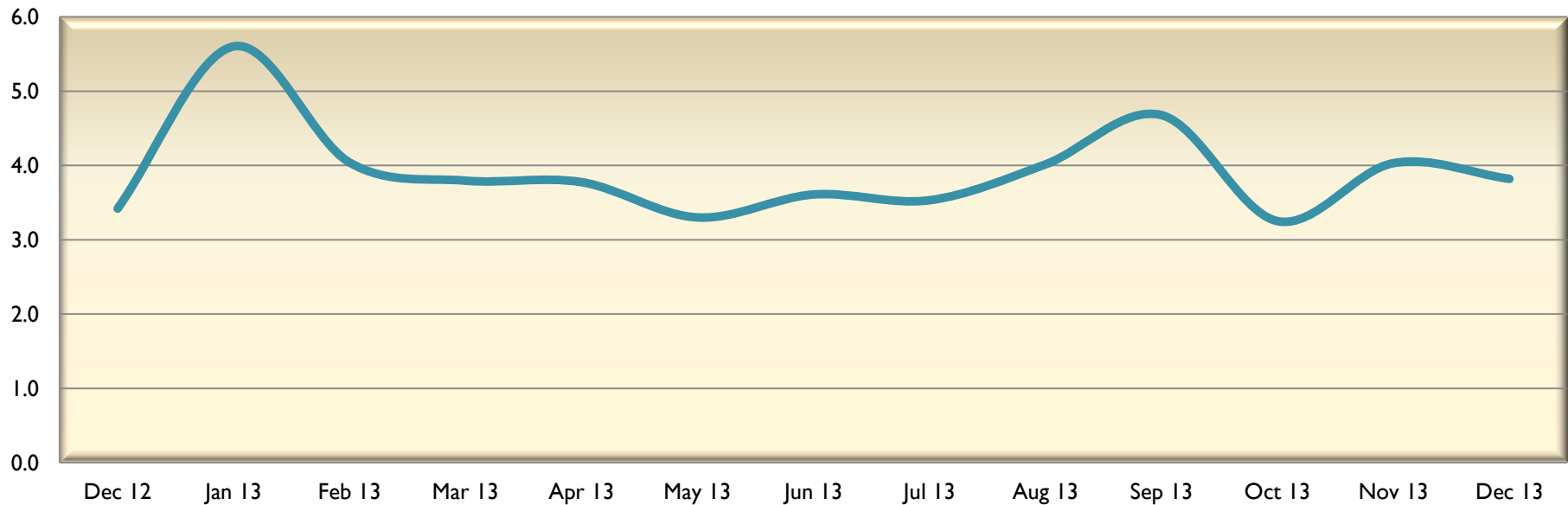


# Months Supply of Inventory

Area	Dec 12	Dec 13	Change
Ashland	7.1	4.9	-30.3%
Talent	3.9	3.7	-4.9%
Phoenix	3.5	2.5	-28.6%
Jacksonville	2.7	4.8	77.8%
West Medford	2.7	2.8	4.4%
East Medford	3.1	4.0	30.2%
Central Point	2.3	2.8	23.5%
White City	3.0	1.7	-42.4%
Eagle Point	2.9	4.4	51.8%
Shady Cove / Trail	18.0	5.3	-70.8%
Gold Hill & Rogue River	2.2	15.0	581.8%
<b>COUNTY TOTALS</b>	<b>3.4</b>	<b>3.8</b>	<b>11.7%</b>



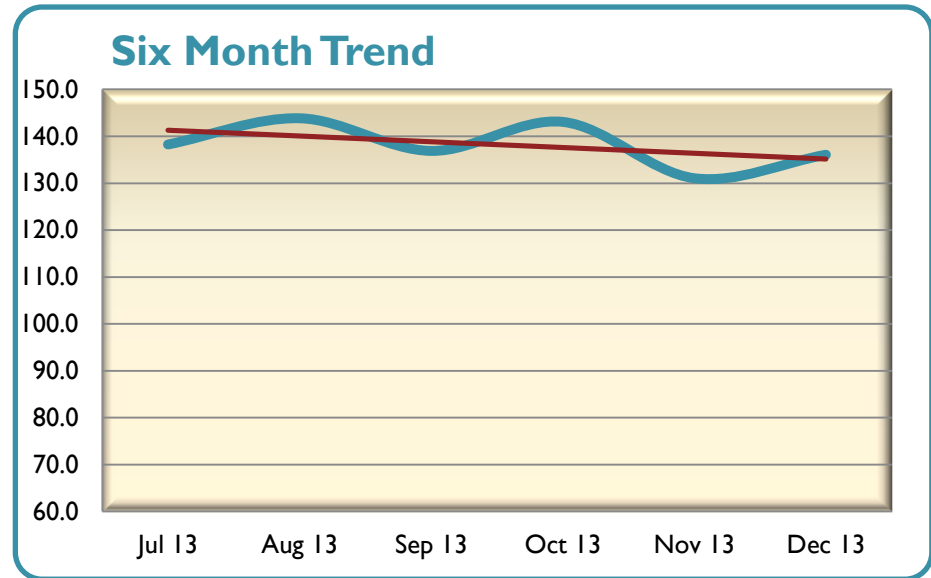
## Yearly Snapshot: Months Supply of Inventory



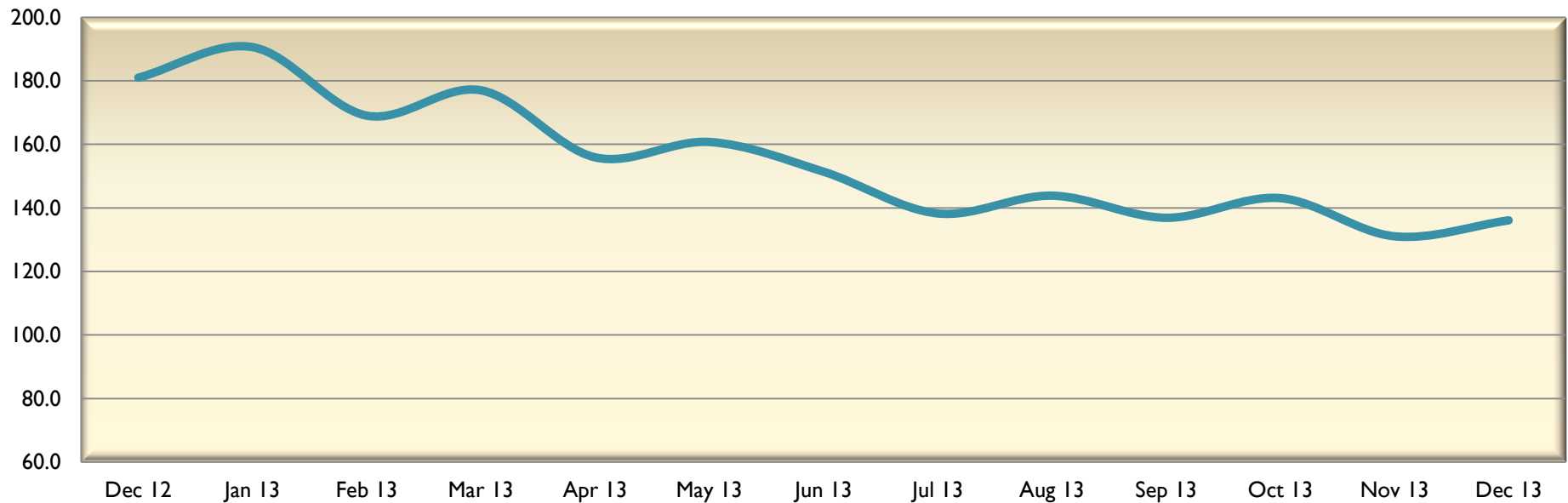
# Housing Affordability Index

Jackson County	Dec 12	Dec 13	Change
	181.0	136.1	-24.8%

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	Dec 12	Dec 13	Change
	4715	4783	1.4%

