

## Josephine County Residential Market Trends

March 2013

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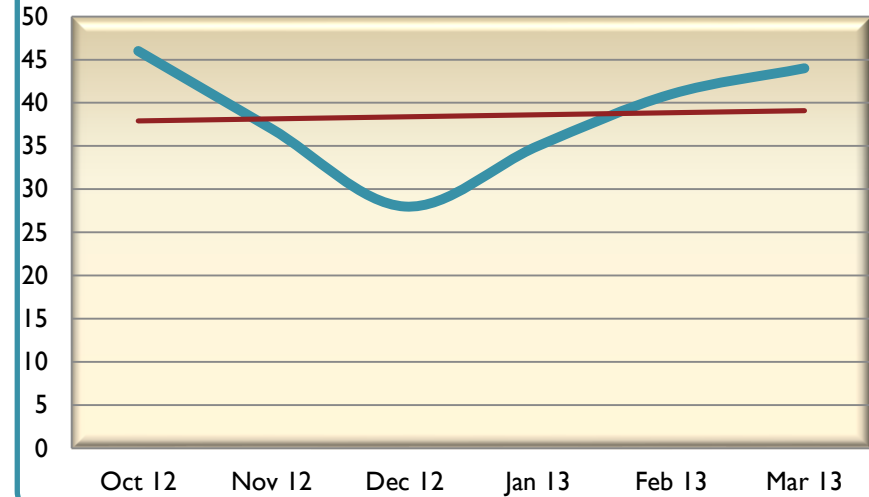
Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

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.

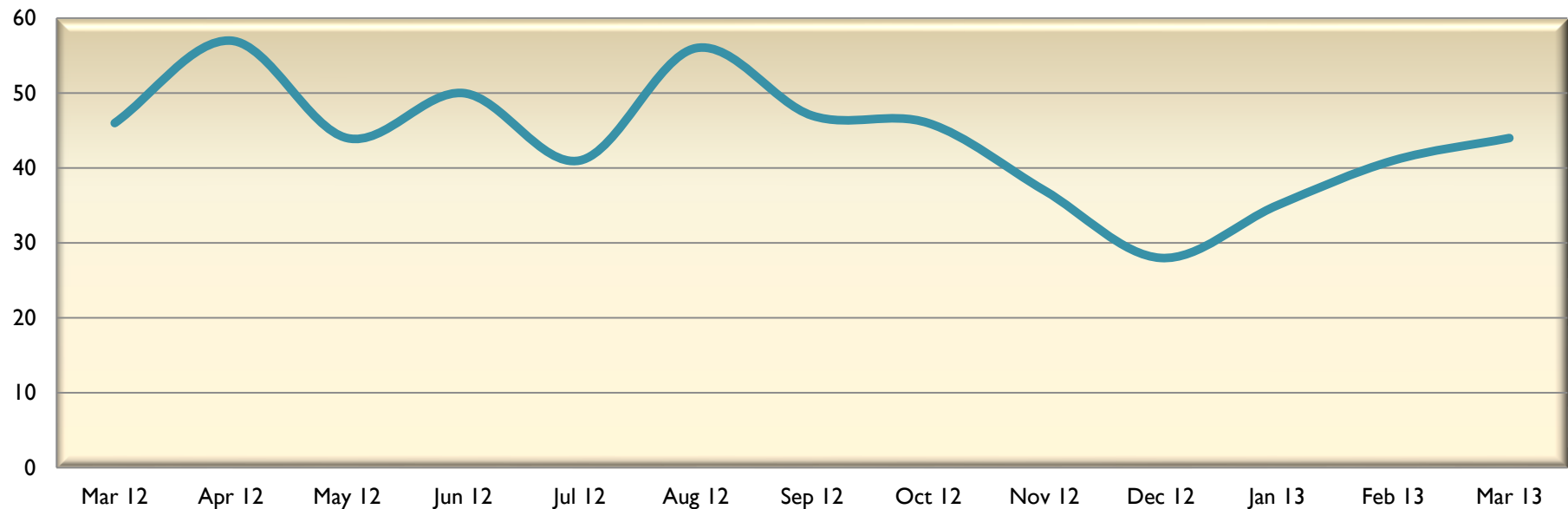
## Pending Sales

Area	Mar 12	Mar 13	Change
NW Grants Pass	10	11	10.0%
NE Grants Pass	3	6	100.0%
SW Grants Pass	10	6	-40.0%
SE Grants Pass	8	1	-87.5%
UGB Redwood	6	8	33.3%
Fruitdale	1	4	300.0%
UGB Fruitdale	3	7	133.3%
UGB Williams Hwy	3	1	-66.7%
Cave Junction	2	0	-100.0%
<b>COUNTY TOTALS</b>	<b>46</b>	<b>44</b>	<b>-4.3%</b>

### Six Month Trend



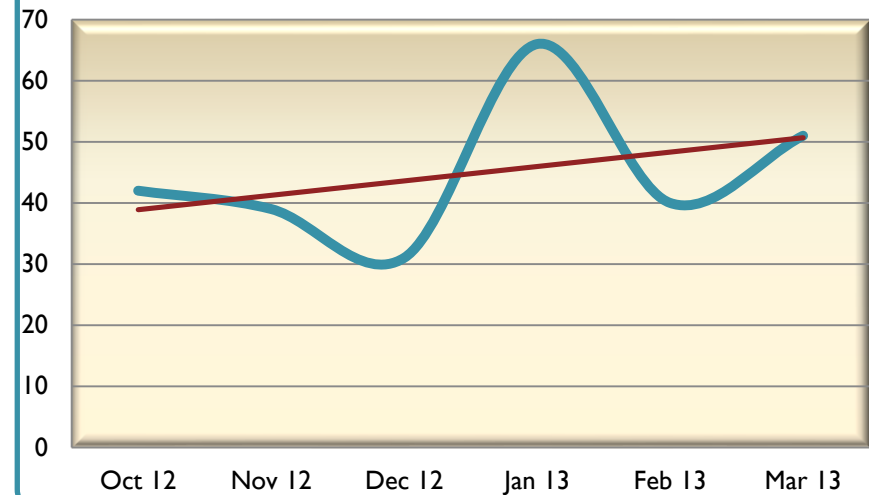
### Yearly Snapshot: Pending Sales



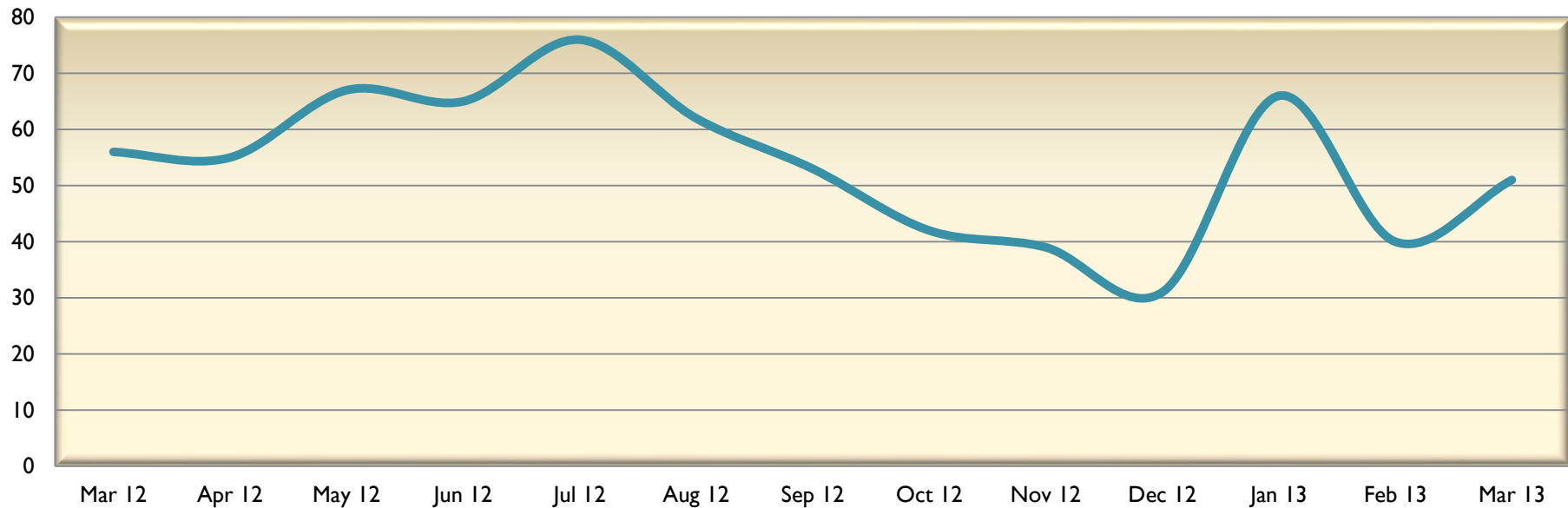
## New Listings

Area	Mar 12	Mar 13	Change
NW Grants Pass	9	14	55.6%
NE Grants Pass	9	8	-11.1%
SW Grants Pass	10	7	-30.0%
SE Grants Pass	8	4	-50.0%
UGB Redwood	6	6	0.0%
Fruitdale	2	1	-50.0%
UGB Fruitdale	6	5	-16.7%
UGB Williams Hwy	5	4	-20.0%
Cave Junction	1	2	100.0%
<b>COUNTY TOTALS</b>	<b>56</b>	<b>51</b>	<b>-8.9%</b>

### Six Month Trend

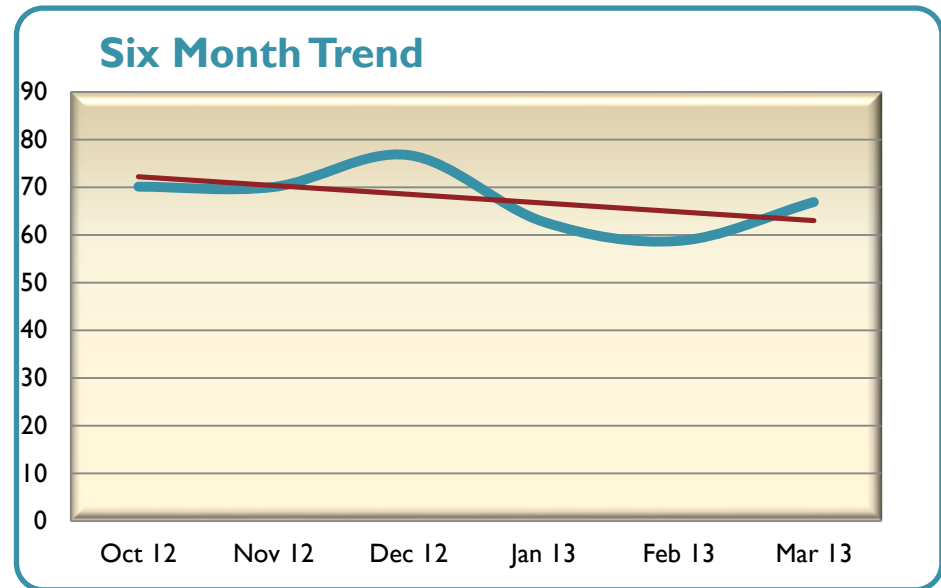


### Yearly Snapshot: New Listings

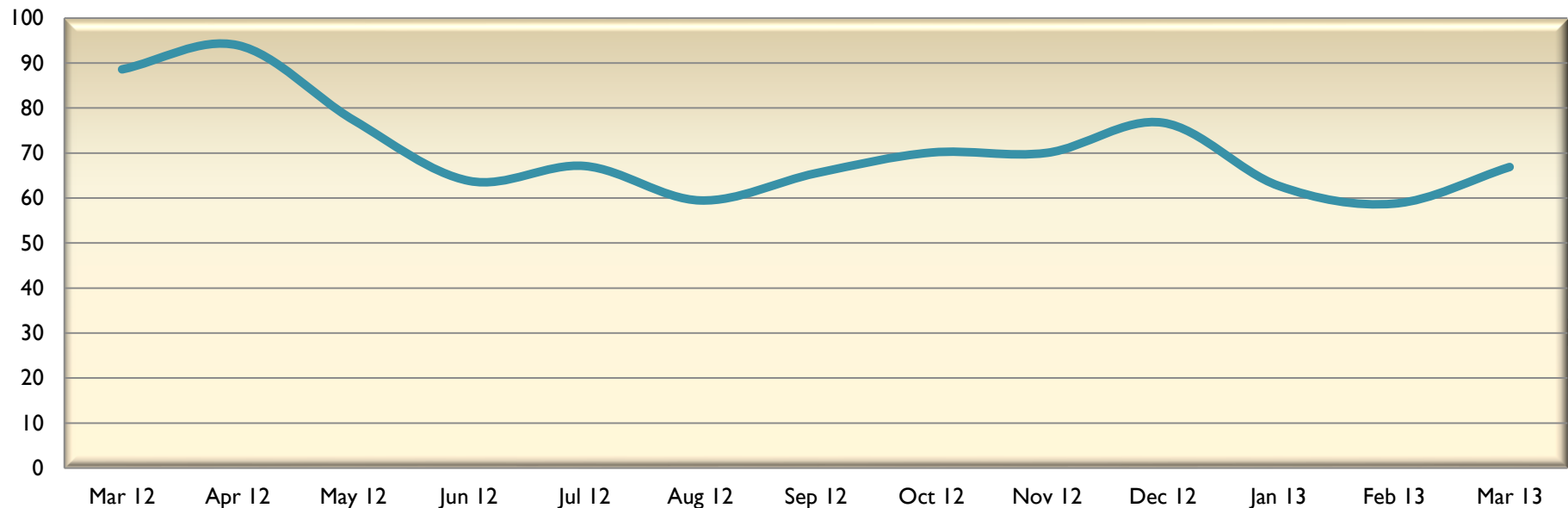


## Average Days on Market

Area	Mar 12	Mar 13	Change
NW Grants Pass	199	147	-26.1%
NE Grants Pass	121	99	-18.4%
SW Grants Pass	146	53	-63.8%
SE Grants Pass	52	8	-84.6%
UGB Redwood	134	26	-80.6%
Fruitdale	81	112	37.7%
UGB Fruitdale	45	N/A	N/A
UGB Williams Hwy	3	81	2600.0%
Cave Junction	71	191	169.0%
<b>COUNTY TOTALS</b>	<b>89</b>	<b>67</b>	<b>-24.5%</b>

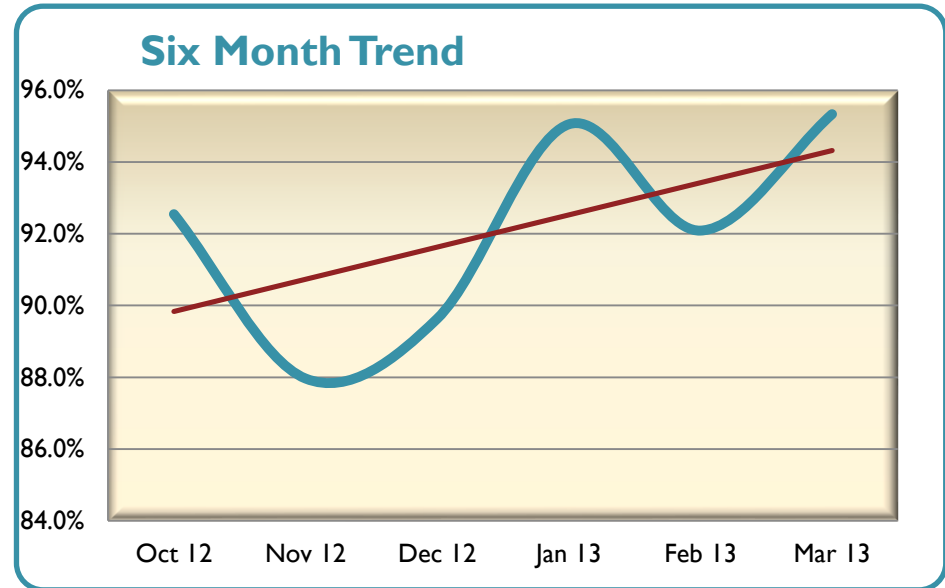


## Yearly Snapshot: Average Days on Market

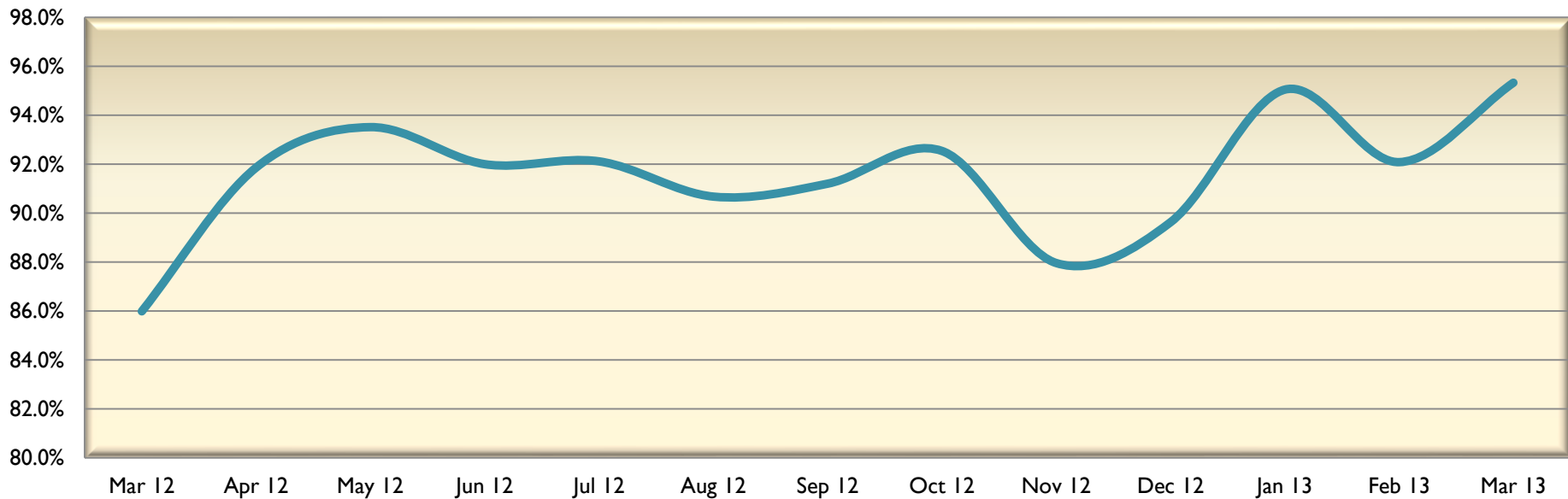


## Original List Price vs Selling Price

Area	Mar 12	Mar 13	Change
NW Grants Pass	75.7%	93.5%	23.5%
NE Grants Pass	89.5%	95.3%	6.5%
SW Grants Pass	86.3%	96.7%	12.1%
SE Grants Pass	88.2%	98.9%	12.0%
UGB Redwood	90.7%	98.2%	8.2%
Fruitdale	82.3%	93.4%	13.5%
UGB Fruitdale	91.5%	N/A	N/A
UGB Williams Hwy	98.2%	90.9%	-7.4%
Cave Junction	85.8%	97.5%	13.6%
<b>COUNTY TOTALS</b>	<b>86.0%</b>	<b>95.3%</b>	<b>10.9%</b>

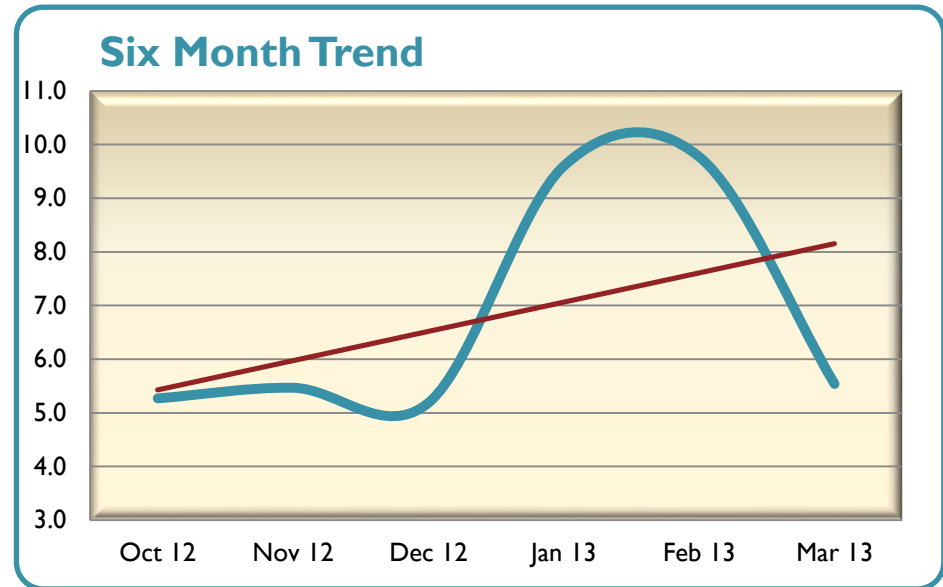


## Yearly Snapshot: Original List Price vs Selling Price

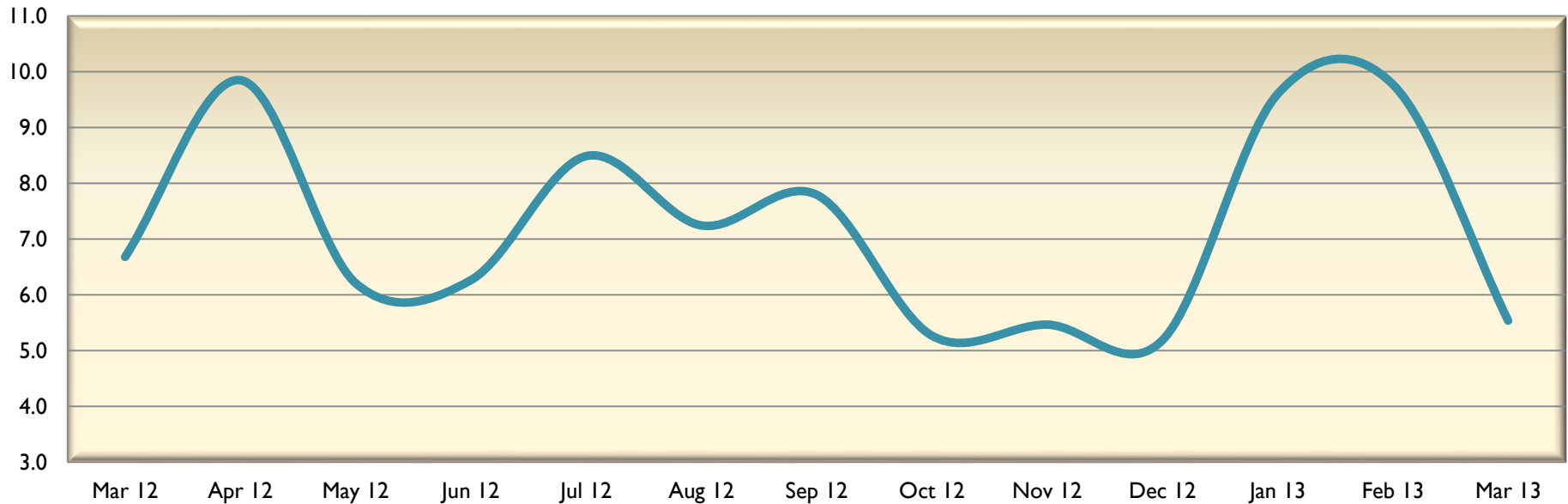


## Available Homes per Buyer

Area	Mar 12	Mar 13	Change
NW Grants Pass	7.3	9.2	25.5%
NE Grants Pass	8.3	3.3	-60.6%
SW Grants Pass	5.9	2.8	-53.2%
SE Grants Pass	6.8	17.0	150.0%
UGB Redwood	3.4	5.3	58.6%
Fruitdale	17.0	3.0	-82.4%
UGB Fruitdale	7.5	N/A	N/A
UGB Williams Hwy	18.0	4.7	-74.1%
Cave Junction	6.7	12.0	80.0%
<b>COUNTY TOTALS</b>	<b>6.7</b>	<b>5.5</b>	<b>-17.1%</b>

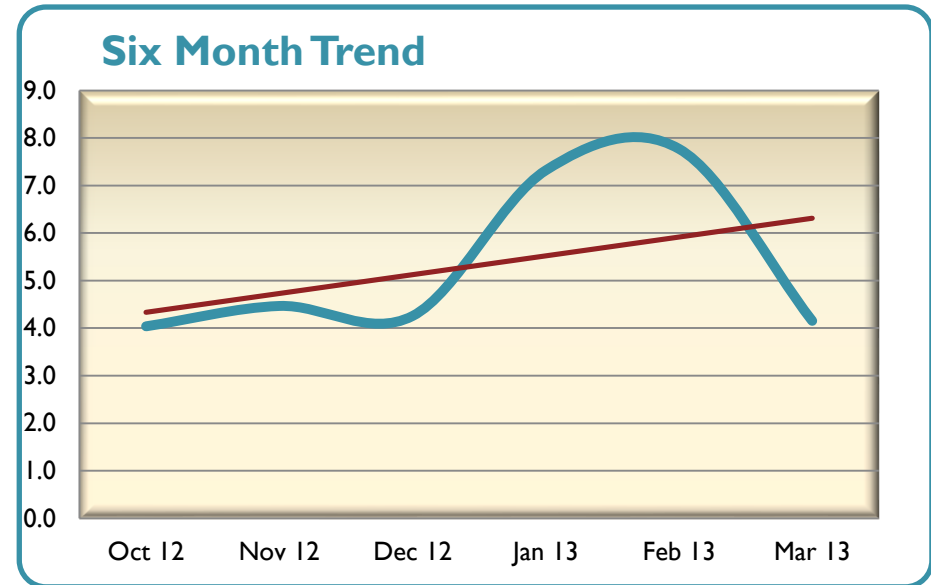


## Yearly Snapshot: Available Homes per Buyer

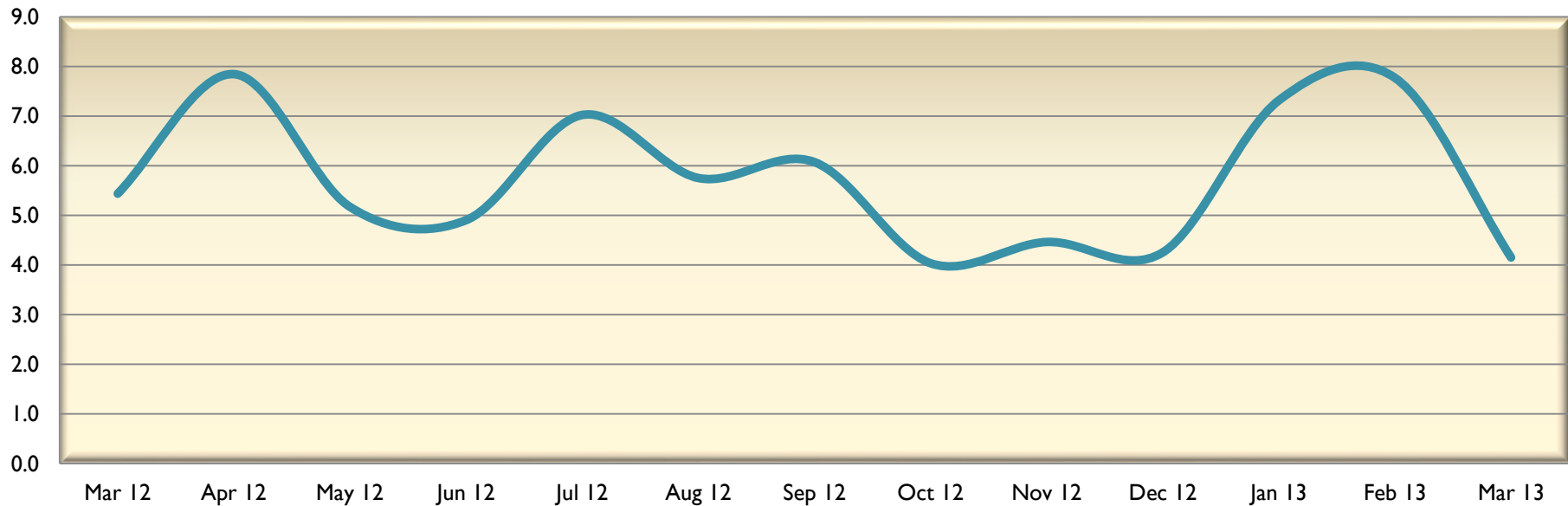


## Months Supply of Inventory

Area	Mar 12	Mar 13	Change
NW Grants Pass	5.9	6.4	8.7%
NE Grants Pass	7.7	2.3	-70.2%
SW Grants Pass	4.1	2.2	-47.5%
SE Grants Pass	4.8	16.0	233.3%
UGB Redwood	2.7	3.7	34.4%
Fruitdale	14.0	2.0	-85.7%
UGB Fruitdale	6.8	N/A	N/A
UGB Williams Hwy	15.0	4.0	-73.3%
Cave Junction	5.3	11.0	106.3%
<b>COUNTY TOTALS</b>	<b>5.4</b>	<b>4.2</b>	<b>-23.6%</b>



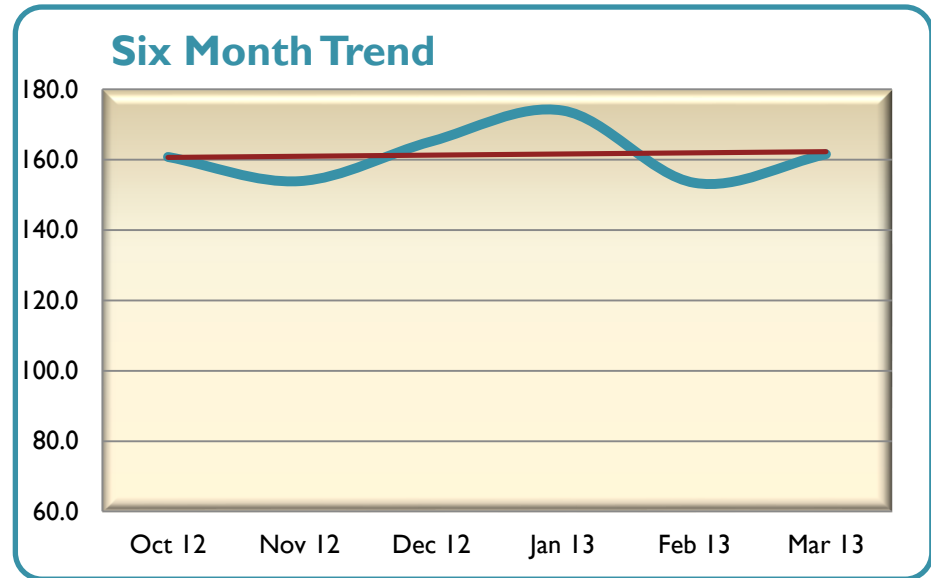
## Yearly Snapshot: Months Supply of Inventory



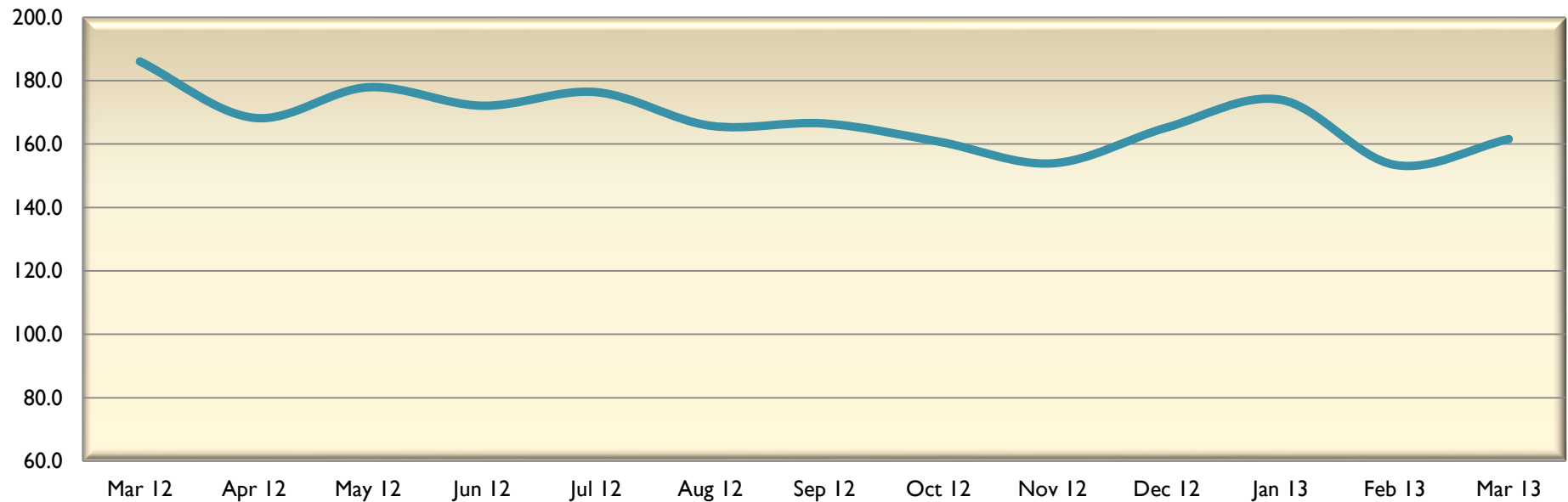
# Housing Affordability Index

Josephine County	Mar 12	Mar 13	Change
	186.1	161.6	-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%

