

JOSEPHINE CO EXISTING URBAN HOME SALES - February 1, 2013 through April 30, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2012 vs Apr 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
NW Grants Pass	21	20	124	107	\$212,500	\$142,500	\$182,000	-14.4%	27.7%	\$117,500	\$177,500
NE Grants Pass	10	13	79	66	\$198,250	\$123,500	\$165,000	-16.8%	33.6%	N/A	\$137,500
SW Grants Pass	22	22	75	78	\$160,000	\$125,500	\$111,250	-30.5%	-11.4%	\$155,000	\$130,750
SE Grants Pass	14	7	71	53	\$200,000	\$127,500	\$119,000	-40.5%	-6.7%	\$151,000	\$138,250
UGB Redwood	19	11	106	44	\$212,800	\$150,000	\$174,000	-18.2%	16.0%	N/A	\$169,000
Fruitdale	2	5	N/A	114	N/A	N/A	\$107,000	N/A	N/A	N/A	N/A
UGB Fruitdale	14	9	118	63	\$276,500	\$163,750	\$176,000	-36.3%	7.5%	N/A	\$177,500
UGB Williams Hwy	7	7	77	41	\$297,500	\$148,000	\$242,000	-18.7%	63.5%	N/A	N/A
Cave Junction	8	4	114	113	N/A	\$107,750	\$153,950	N/A	42.9%	N/A	N/A
URBAN TOTALS	115	93	97	74	\$200,000	\$140,000	\$162,500	-18.8%	16.1%	\$130,000	\$159,450

JOSEPHINE CO NEW URBAN HOME SALES - February 1, 2013 through April 30, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2012 vs Apr 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
NW Grants Pass	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NE Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SW Grants Pass	1	3	N/A	66	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SE Grants Pass	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Redwood	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fruitdale	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UGB Fruitdale	0	0	N/A	N/A	\$229,000	N/A	N/A	N/A	N/A	N/A	N/A
UGB Williams Hwy	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	2	4	N/A	88	\$232,300	N/A	\$180,289	-22.4%	N/A	N/A	N/A

JOSEPHINE CO RURAL HOME SALES - February 1, 2013 through April 30, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30					Apr 2012 vs Apr 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2008	Median \$ 2012	Median \$ 2013	5-year % Change	1-year % Change	Median \$	Median \$
RURAL TOTALS	86	111	155	137	\$287,000	\$193,250	\$205,000	-28.6%	6.1%	\$183,400	\$180,000

ALL HOMES ON MARKET (includes rural)

Area	Active 04/30/12	Active 04/30/13	% Change
NW Grants Pass	46	38	-17.4%
NE Grants Pass	44	22	-50.0%
SW Grants Pass	36	38	5.6%
SE Grants Pass	24	21	-12.5%
UGB Redwood	35	20	-42.9%
Fruitdale	32	21	-34.4%
UGB Fruitdale	47	30	-36.2%
UGB Williams Hwy	16	12	-25.0%
Cave Junction	18	18	0.0%
Other Areas	329	283	-14.0%
JOSEPHINE CO TOTALS	627	503	-19.8%

The statistics in the top two charts represent urban area homes and exclude rural properties. N/A means "No or Insufficient Activity" in the reporting period.

Median price means the midpoint, with half of the sales being above and half of the sales being below the listed number and is not the same as average.

Median prices reflect overall market trends and are not a measure of pricing for individual properties.

Small sampling sizes can lead to wide variances in year to year comparisons.

All statistics are based on what is reported by REALTORS® to the Southern Oregon Multiple Listing Service. For more information, visit www.southernoregonmls.org.

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EXISTING HOME SALES: DISTRESSED - February 1, 2013 through April 30, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Feb 1 - Apr 30		Feb 1 - Apr 30		Feb 1 - Apr 30			Apr 2012 vs Apr 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2012	Median \$ 2013	1-year % Change	Median \$	Median \$
NW Grants Pass	12	4	124	93	\$149,500	\$211,750	41.6%	N/A	\$211,750
NE Grants Pass	4	4	66	11	\$115,000	\$154,500	34.3%	N/A	N/A
SW Grants Pass	11	10	25	120	\$126,000	\$121,701	-3.4%	\$125,000	\$131,700
SE Grants Pass	5	2	65	N/A	\$129,000	N/A	N/A	N/A	N/A
UGB Redwood	8	2	101	N/A	\$134,950	N/A	N/A	N/A	N/A
Fruitdale	1	4	N/A	135	N/A	\$139,500	N/A	N/A	N/A
UGB Fruitdale	6	5	63	88	\$157,450	\$160,000	1.6%	N/A	N/A
UGB Williams Hwy	3	0	81	N/A	N/A	N/A	N/A	N/A	N/A
Cave Junction	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	51	27	75	83	\$130,000	\$155,000	19.2%	\$124,000	\$155,000

EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - February 1, 2013 through April 30, 2013

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Feb 1 - Apr 30							Feb 1 - Apr 30				Feb 1 - Apr 30			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
NW Grants Pass	16	80.0%	2	10.0%	2	10.0%	20	110	N/A	N/A	107	\$174,750	N/A	N/A	\$182,000
NE Grants Pass	9	69.2%	3	23.1%	1	7.7%	13	91	N/A	N/A	66	\$165,000	N/A	N/A	\$165,000
SW Grants Pass	12	54.5%	6	27.3%	4	18.2%	22	42	21	270	78	\$99,500	\$102,000	\$193,000	\$111,250
SE Grants Pass	5	71.4%	0	0.0%	2	28.6%	7	45	N/A	N/A	53	\$157,500	N/A	N/A	\$119,000
UGB Redwood	9	81.8%	1	9.1%	1	9.1%	11	50	N/A	N/A	44	\$175,900	N/A	N/A	\$174,000
Fruitdale	1	20.0%	4	80.0%	0	0.0%	5	N/A	135	N/A	114	N/A	\$139,500	N/A	\$107,000
UGB Fruitdale	4	44.4%	3	33.3%	2	22.2%	9	33	N/A	N/A	63	\$197,000	N/A	N/A	\$176,000
UGB Williams Hwy	6	85.7%	0	0.0%	0	0.0%	7	34	N/A	N/A	41	\$246,000	N/A	N/A	\$242,000
Cave Junction	4	100.0%	0	0.0%	0	0.0%	4	113	N/A	N/A	113	\$153,950	N/A	N/A	\$153,950
COUNTY TOTALS	65	69.9%	15	16.1%	12	12.9%	93	70	26	154	74	\$165,000	\$149,900	\$164,000	\$162,500

ALL HOMES ON MARKET (including rural) - 04/30/13

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
NW Grants Pass	30	78.9%	0	0.0%	7	18.4%	38
NE Grants Pass	16	72.7%	1	4.5%	5	22.7%	22
SW Grants Pass	31	81.6%	1	2.6%	6	15.8%	38
SE Grants Pass	17	81.0%	0	0.0%	4	19.0%	21
UGB Redwood	15	75.0%	0	0.0%	5	25.0%	20
Fruitdale	17	81.0%	0	0.0%	4	19.0%	21
UGB Fruitdale	25	83.3%	0	0.0%	5	16.7%	30
UGB Williams Hwy	10	83.3%	0	0.0%	2	16.7%	12
Cave Junction	15	83.3%	0	0.0%	2	11.1%	18
Other Areas	258	91.2%	7	2.5%	15	5.3%	283
COUNTY TOTALS	434	86.3%	9	1.8%	55	10.9%	503

REO/Short sales and inventories are not foreclosure rates.

"Normal" indicates properties that do not require third party approval for the transaction.

"REO" means Real Estate Owned, indicating bank or mortgage company ownership.

"Short" stands for Short Sale, where third party approval is required for the transaction.

Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.

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