

## Jackson County Residential Market Trends

May 2013

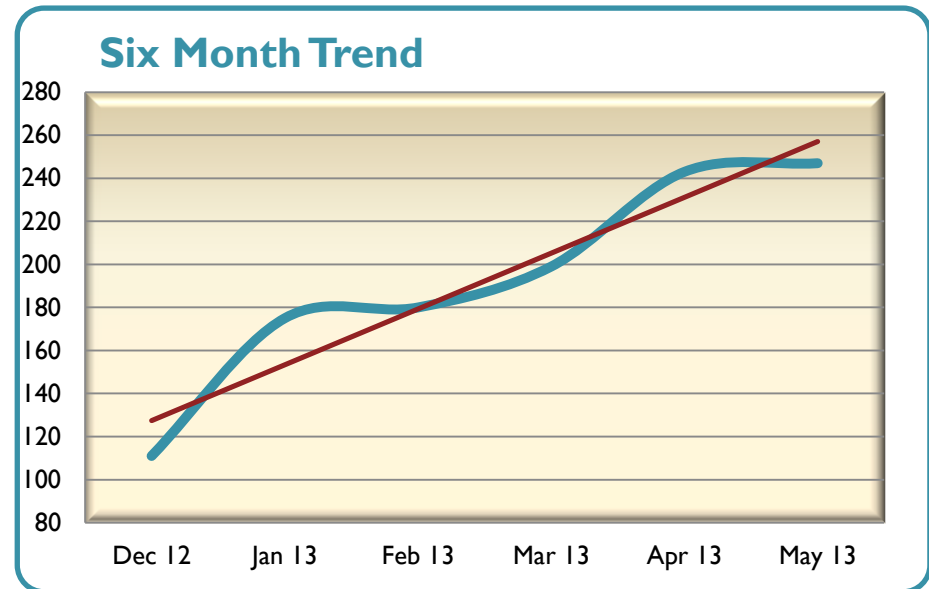
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

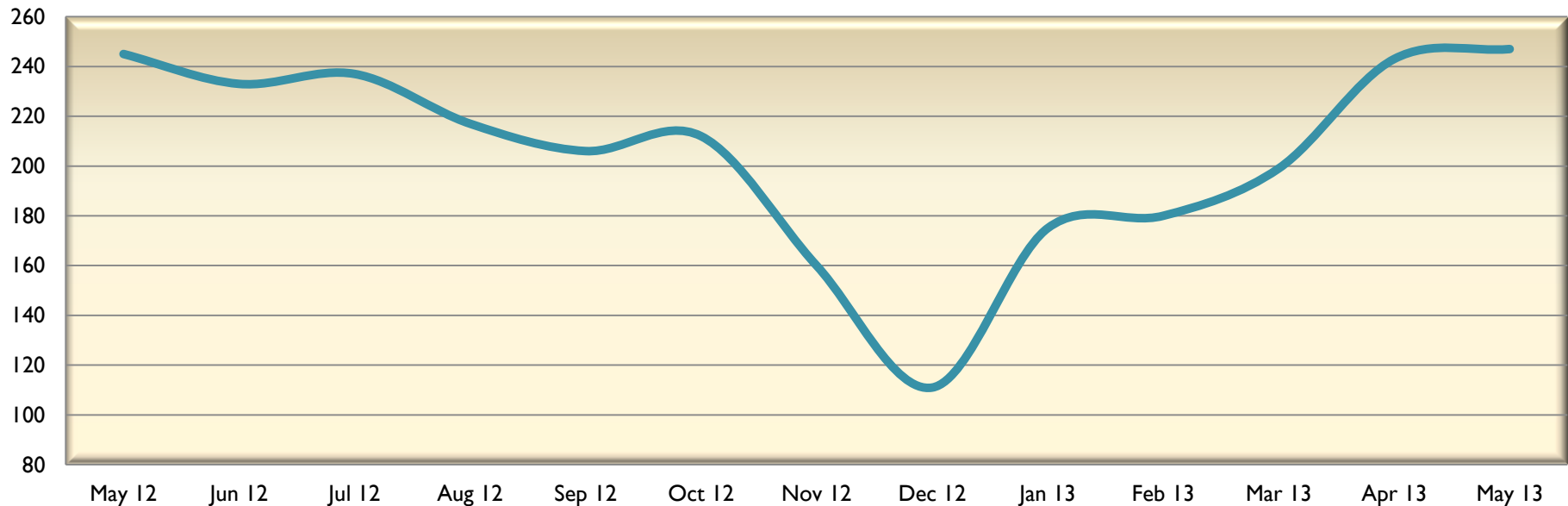
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

## Pending Sales

Area	May 12	May 13	Change
Ashland	33	35	6.1%
Talent	7	7	0.0%
Phoenix	2	4	100.0%
Jacksonville	3	5	66.7%
West Medford	46	50	8.7%
East Medford	77	71	-7.8%
Central Point	30	35	16.7%
White City	15	8	-46.7%
Eagle Point	22	16	-27.3%
Shady Cove / Trail	3	8	166.7%
Gold Hill & Rogue River	7	8	14.3%
<b>COUNTY TOTALS</b>	<b>245</b>	<b>247</b>	<b>0.8%</b>

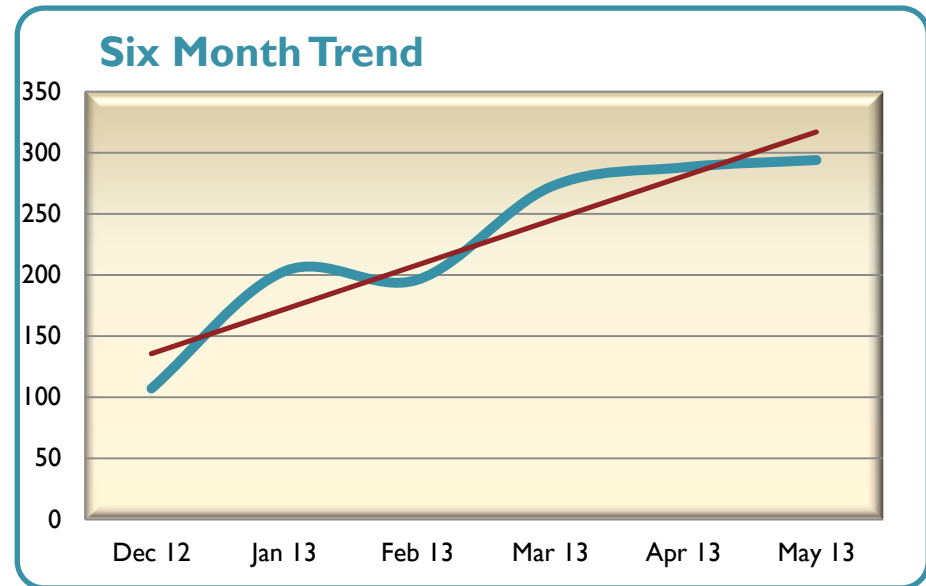


## Yearly Snapshot: Pending Sales

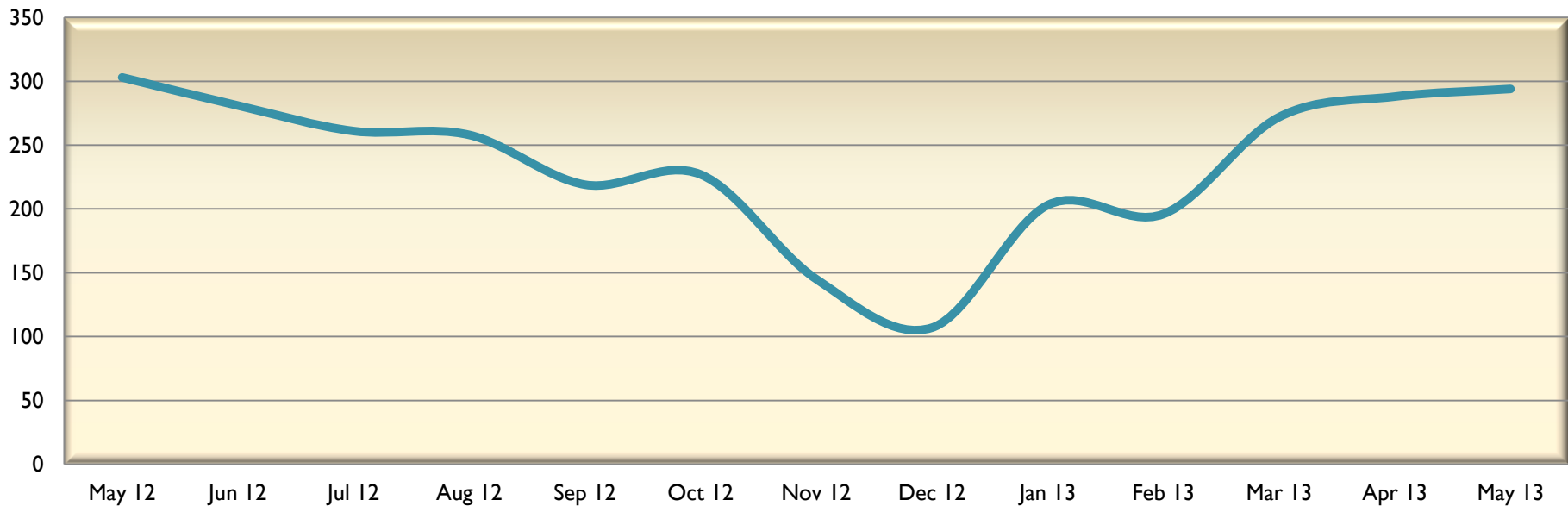


## New Listings

Area	May 12	May 13	Change
Ashland	54	62	14.8%
Talent	12	7	-41.7%
Phoenix	5	6	20.0%
Jacksonville	9	5	-44.4%
West Medford	52	49	-5.8%
East Medford	75	76	1.3%
Central Point	35	36	2.9%
White City	14	9	-35.7%
Eagle Point	26	23	-11.5%
Shady Cove / Trail	11	11	0.0%
Gold Hill & Rogue River	10	10	0.0%
<b>COUNTY TOTALS</b>	<b>303</b>	<b>294</b>	<b>-3.0%</b>

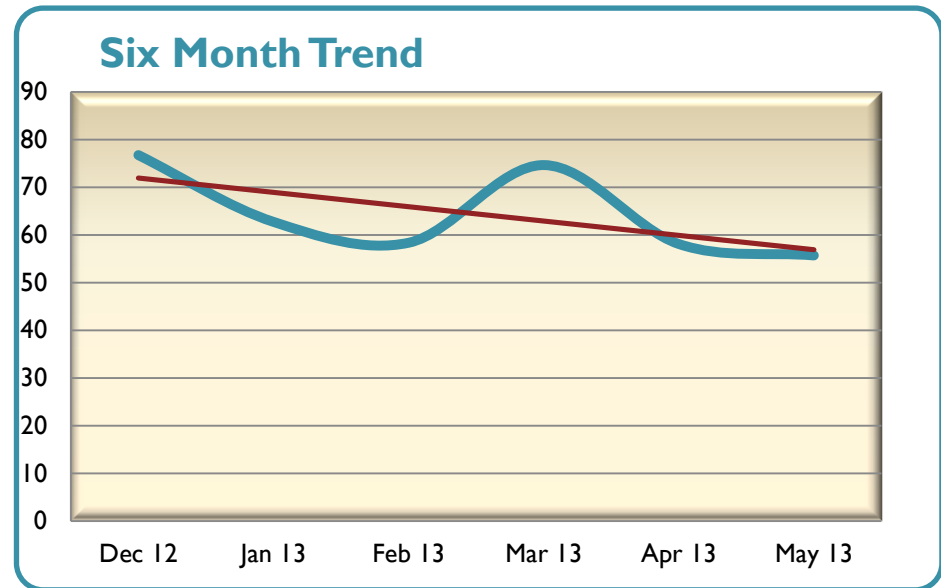


## Yearly Snapshot: New Listings

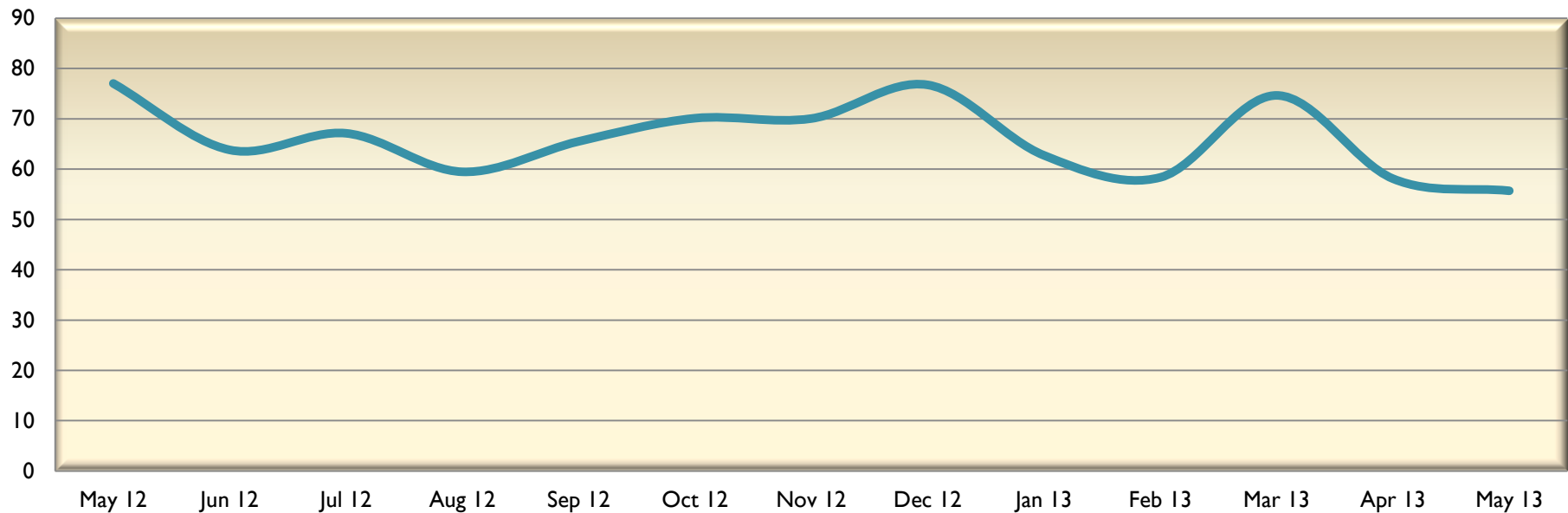


## Average Days on Market

Area	May 12	May 13	Change
Ashland	108	93	-13.3%
Talent	100	49	-50.7%
Phoenix	52	31	-40.6%
Jacksonville	108	112	4.5%
West Medford	51	54	6.8%
East Medford	104	47	-55.0%
Central Point	38	39	4.1%
White City	57	9	-84.5%
Eagle Point	39	40	3.2%
Shady Cove / Trail	36	115	222.5%
Gold Hill & Rogue River	138	17	-87.5%
<b>COUNTY TOTALS</b>	<b>77</b>	<b>56</b>	<b>-27.7%</b>

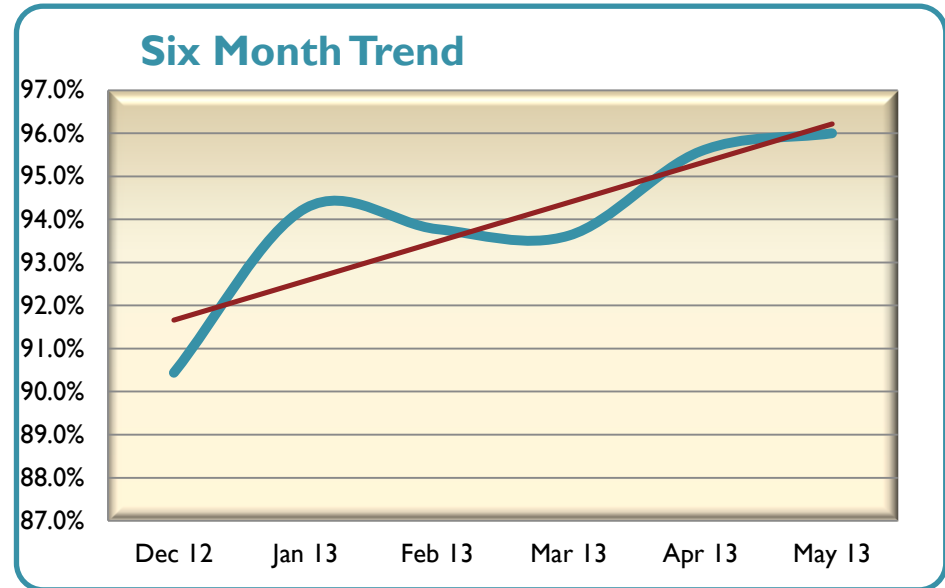


## Yearly Snapshot: Average Days on Market

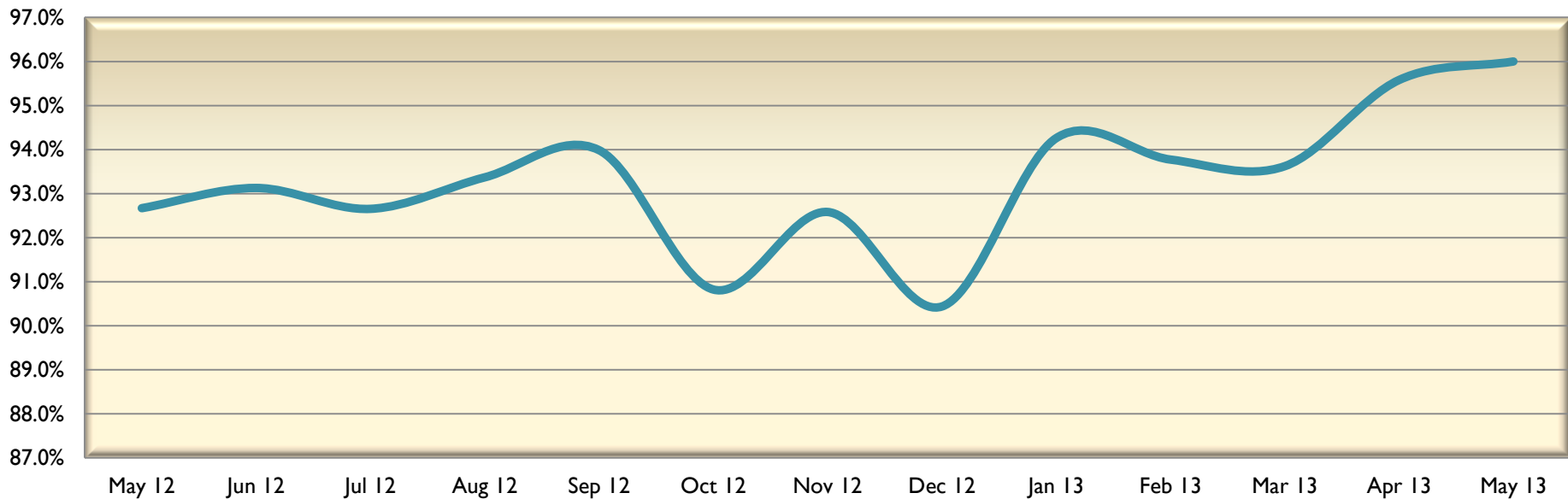


## Original List Price vs Selling Price

Area	May 12	May 13	Change
Ashland	91.4%	94.0%	2.9%
Talent	90.1%	93.8%	4.1%
Phoenix	96.7%	97.2%	0.5%
Jacksonville	93.4%	96.4%	3.2%
West Medford	91.0%	99.6%	9.5%
East Medford	92.6%	96.9%	4.6%
Central Point	96.7%	96.0%	-0.6%
White City	93.1%	99.1%	6.5%
Eagle Point	94.7%	94.7%	0.0%
Shady Cove / Trail	97.2%	92.6%	-4.7%
Gold Hill & Rogue River	87.3%	94.7%	8.4%
<b>COUNTY TOTALS</b>	<b>92.7%</b>	<b>96.0%</b>	<b>3.6%</b>

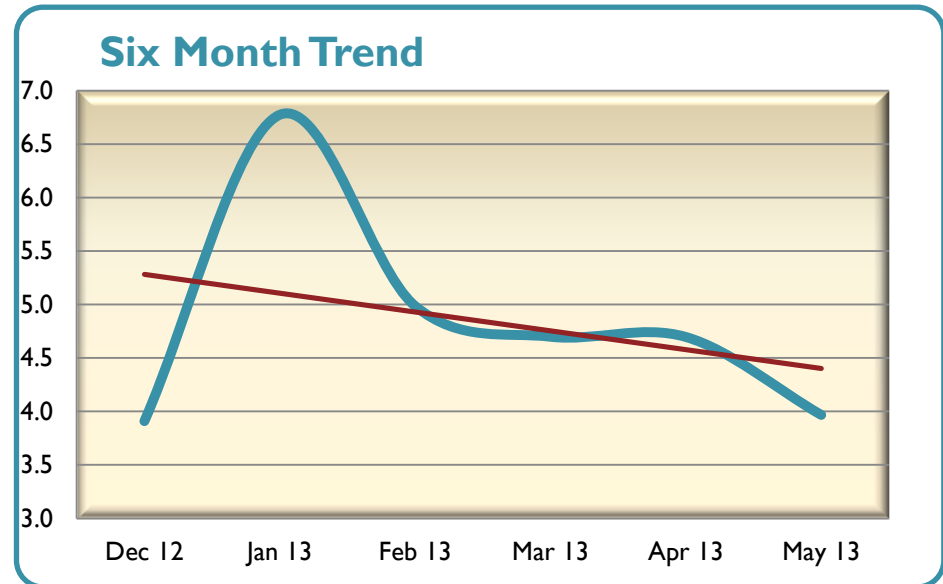


## Yearly Snapshot: Original List Price vs Selling Price

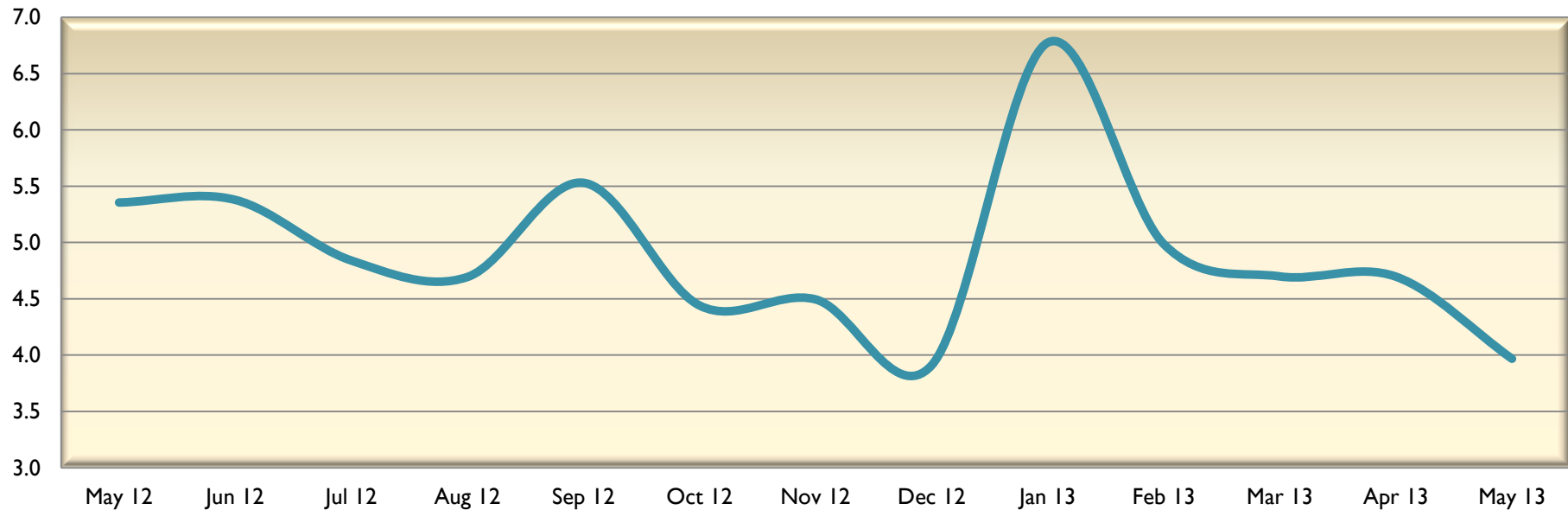


## Available Homes per Buyer

Area	May 12	May 13	Change
Ashland	7.2	5.1	-29.5%
Talent	3.0	2.3	-23.8%
Phoenix	4.4	2.4	-44.8%
Jacksonville	24.5	3.1	-87.3%
West Medford	4.7	3.7	-20.5%
East Medford	5.2	3.8	-26.4%
Central Point	3.3	3.1	-5.3%
White City	7.7	3.8	-50.3%
Eagle Point	6.6	3.3	-51.1%
Shady Cove / Trail	21.0	11.8	-44.0%
Gold Hill & Rogue River	4.3	7.2	66.2%
<b>COUNTY TOTALS</b>	<b>5.4</b>	<b>4.0</b>	<b>-25.9%</b>

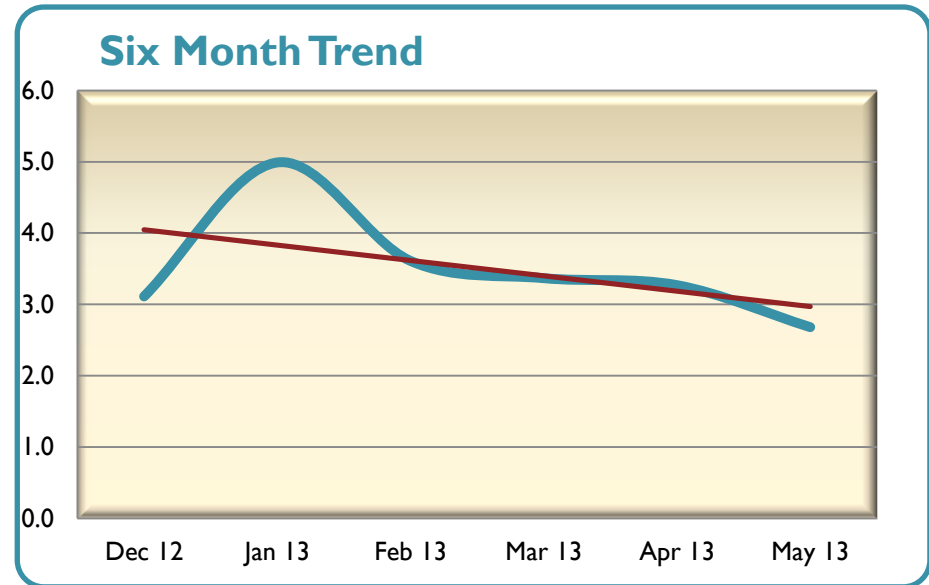


## Yearly Snapshot: Available Homes per Buyer

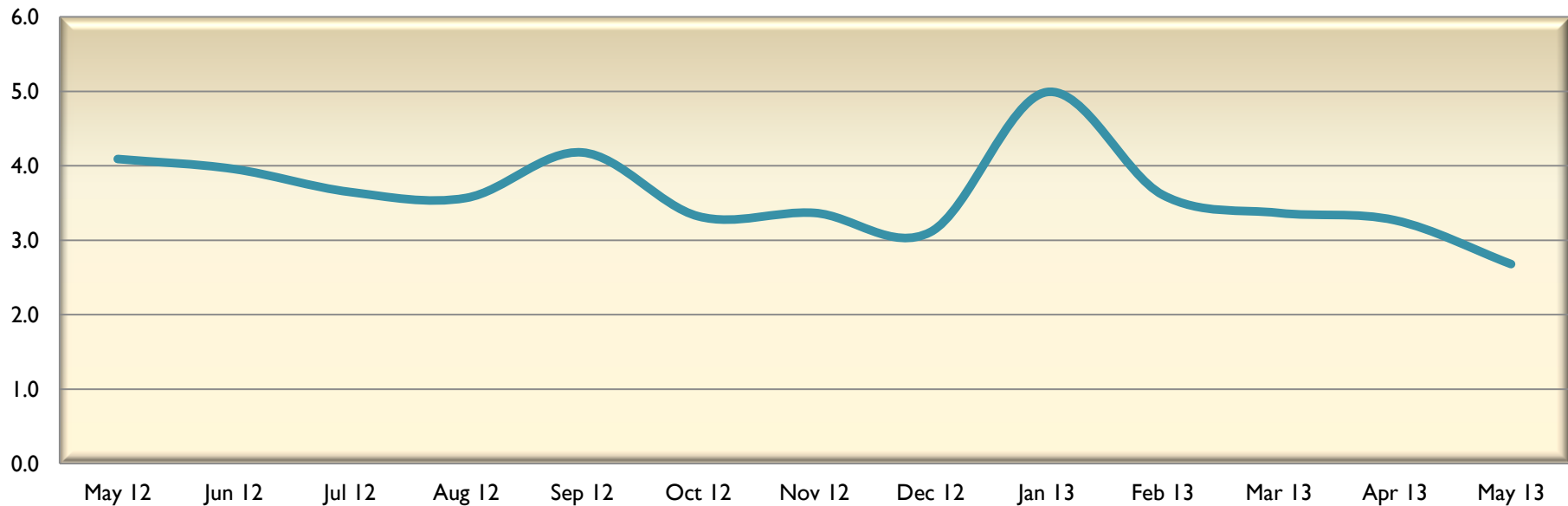


# Months Supply of Inventory

Area	May 12	May 13	Change
Ashland	5.7	3.9	-32.0%
Talent	2.4	1.3	-46.1%
Phoenix	3.8	1.6	-58.6%
Jacksonville	23.0	2.6	-88.9%
West Medford	3.4	2.1	-38.1%
East Medford	3.9	2.5	-34.9%
Central Point	2.3	1.8	-21.2%
White City	5.7	2.5	-56.3%
Eagle Point	4.9	2.2	-55.6%
Shady Cove / Trail	18.0	9.3	-48.6%
Gold Hill & Rogue River	3.6	5.8	63.1%
<b>COUNTY TOTALS</b>	<b>4.1</b>	<b>2.7</b>	<b>-34.5%</b>



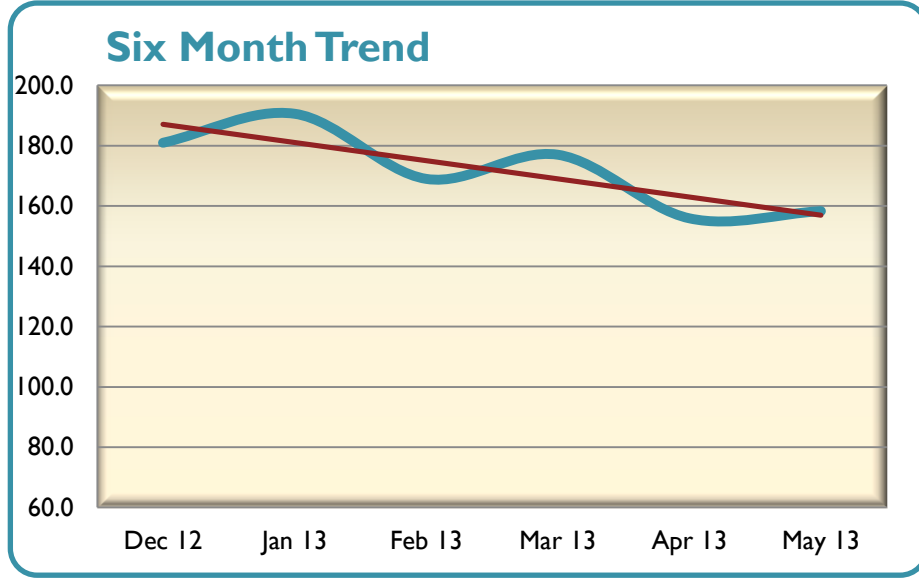
## Yearly Snapshot: Months Supply of Inventory



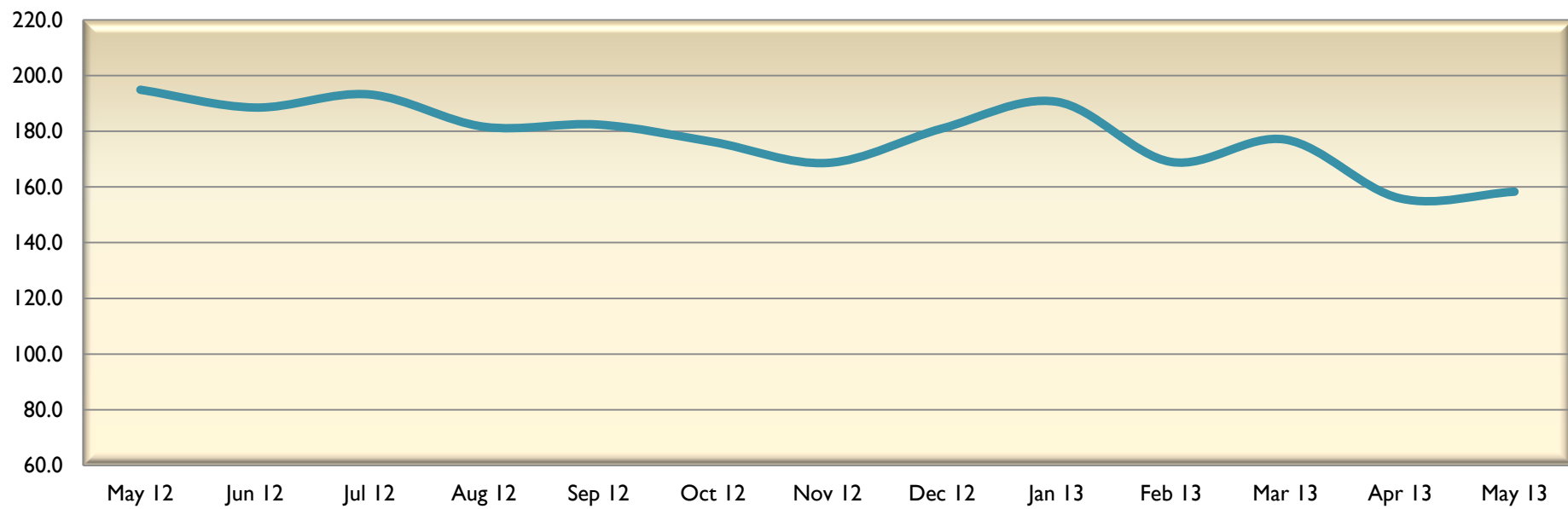
# Housing Affordability Index

Jackson County	May 12	May 13	Change
	194.9	158.3	-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%

