

JOSEPHINE CO EXISTING URBAN HOME SALES - March 1, 2013 through May 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2012 vs May 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	20	24	129	86	\$267,500	\$152,750	\$183,000	-31.6%	19.8%	\$174,000	\$189,000
NE Grants Pass	12	17	91	75	\$212,000	\$131,500	\$165,000	-22.2%	25.5%	\$133,000	\$198,500
SW Grants Pass	19	24	92	50	\$165,000	\$125,000	\$125,451	-24.0%	0.4%	\$126,000	\$157,500
SE Grants Pass	21	6	73	54	\$182,500	\$135,000	\$152,250	-16.6%	12.8%	\$133,900	N/A
UGB Redwood	20	19	116	50	\$210,000	\$149,500	\$174,000	-17.1%	16.4%	\$148,000	\$171,700
Fruitdale	3	6	123	100	N/A	N/A	\$142,000	N/A	N/A	N/A	N/A
UGB Fruitdale	14	8	108	30	\$259,900	\$157,250	\$175,500	-32.5%	11.6%	\$155,000	N/A
UGB Williams Hwy	9	7	76	81	\$295,000	\$169,500	\$250,000	-15.3%	47.5%	\$164,900	N/A
Cave Junction	6	3	131	125	\$145,500	\$108,500	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	121	108	101	65	\$200,000	\$145,000	\$167,250	-16.4%	15.3%	\$149,000	\$178,500

JOSEPHINE CO NEW URBAN HOME SALES - March 1, 2013 through May 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2012 vs May 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	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NE Grants Pass	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SW Grants Pass	1	4	N/A	40	N/A	N/A	\$175,314	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	3	N/A	63	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	N/A	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	7	N/A	50	\$241,075	N/A	\$184,000	-23.7%	N/A	N/A	\$189,900

JOSEPHINE CO RURAL HOME SALES - March 1, 2013 through May 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31					May 2012 vs May 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	96	126	153	151	\$274,000	\$186,450	\$224,950	-17.9%	20.6%	\$164,200	\$259,000

ALL HOMES ON MARKET (includes rural)

Area	Active 05/31/12	Active 05/31/13	% Change
NW Grants Pass	44	45	2.3%
NE Grants Pass	42	34	-19.0%
SW Grants Pass	44	36	-18.2%
SE Grants Pass	28	27	-3.6%
UGB Redwood	34	29	-14.7%
Fruitdale	37	27	-27.0%
UGB Fruitdale	40	27	-32.5%
UGB Williams Hwy	19	15	-21.1%
Cave Junction	21	19	-9.5%
Other Areas	357	324	-9.2%
JOSEPHINE CO TOTALS	666	583	-12.5%

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 - March 1, 2013 through May 31, 2013

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31			May 2012 vs May 2013	
	# Sold 2012	# Sold 2013	Average 2012	Average 2013	Median \$ 2012	Median \$ 2013	1-year % Change	Median \$	Median \$
NW Grants Pass	8	6	165	93	\$189,450	\$186,250	-1.7%	N/A	N/A
NE Grants Pass	4	5	59	72	\$129,050	\$139,000	7.7%	N/A	N/A
SW Grants Pass	12	10	52	54	\$125,500	\$121,701	-3.0%	\$116,000	N/A
SE Grants Pass	8	1	49	N/A	\$140,000	N/A	N/A	\$121,000	N/A
UGB Redwood	11	5	107	25	\$135,900	\$155,000	14.1%	\$142,950	N/A
Fruitdale	2	4	N/A	124	N/A	\$144,500	N/A	N/A	N/A
UGB Fruitdale	6	4	107	30	\$131,000	\$122,750	-6.3%	N/A	N/A
UGB Williams Hwy	2	0	N/A	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	53	31	89	57	\$130,000	\$139,000	6.9%	\$134,450	\$134,900

EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - March 1, 2013 through May 31, 2013

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Mar 1 - May 31							Mar 1 - May 31				Mar 1 - May 31			
	Normal	Normal %	REO	REO %	Short	Short %	All	Normal	REO	Short	All	Normal	REO	Short	All
NW Grants Pass	18	75.0%	3	12.5%	3	12.5%	24	84	N/A	N/A	86	\$180,000	N/A	N/A	\$183,000
NE Grants Pass	12	70.6%	3	17.6%	2	11.8%	17	77	N/A	N/A	75	\$170,450	N/A	N/A	\$165,000
SW Grants Pass	14	58.3%	7	29.2%	3	12.5%	24	48	31	N/A	50	\$125,500	\$109,000	N/A	\$125,451
SE Grants Pass	5	83.3%	0	0.0%	1	16.7%	6	53	N/A	N/A	54	\$157,500	N/A	N/A	\$152,250
UGB Redwood	14	73.7%	4	21.1%	1	5.3%	19	58	29	N/A	50	\$176,450	\$144,950	N/A	\$174,000
Fruitdale	2	33.3%	3	50.0%	1	16.7%	6	N/A	N/A	N/A	100	N/A	N/A	N/A	\$142,000
UGB Fruitdale	4	50.0%	3	37.5%	1	12.5%	8	30	N/A	N/A	30	\$197,000	N/A	N/A	\$175,500
UGB Williams Hwy	6	85.7%	0	0.0%	0	0.0%	7	81	N/A	N/A	81	\$267,500	N/A	N/A	\$250,000
Cave Junction	3	100.0%	0	0.0%	0	0.0%	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COUNTY TOTALS	76	70.4%	20	18.5%	11	10.2%	108	68	34	99	65	\$174,700	\$129,201	\$169,000	\$167,250

ALL HOMES ON MARKET (including rural) - 05/31/13

AREA	Normal	Normal %	REO	REO %	Short	Short %	All
NW Grants Pass	38	84.4%	1	2.2%	5	11.1%	45
NE Grants Pass	27	79.4%	0	0.0%	7	20.6%	34
SW Grants Pass	28	77.8%	1	2.8%	7	19.4%	36
SE Grants Pass	23	85.2%	0	0.0%	4	14.8%	27
UGB Redwood	22	75.9%	0	0.0%	7	24.1%	29
Fruitdale	21	77.8%	1	3.7%	5	18.5%	27
UGB Fruitdale	21	77.8%	2	7.4%	4	14.8%	27
UGB Williams Hwy	13	86.7%	0	0.0%	2	13.3%	15
Cave Junction	16	84.2%	0	0.0%	2	10.5%	19
Other Areas	295	91.0%	9	2.8%	17	5.2%	324
COUNTY TOTALS	504	86.4%	14	2.4%	60	10.3%	583

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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